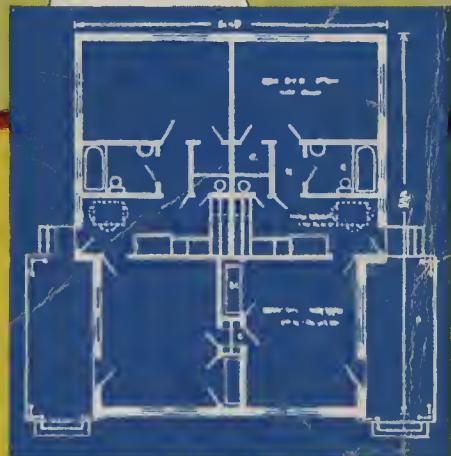
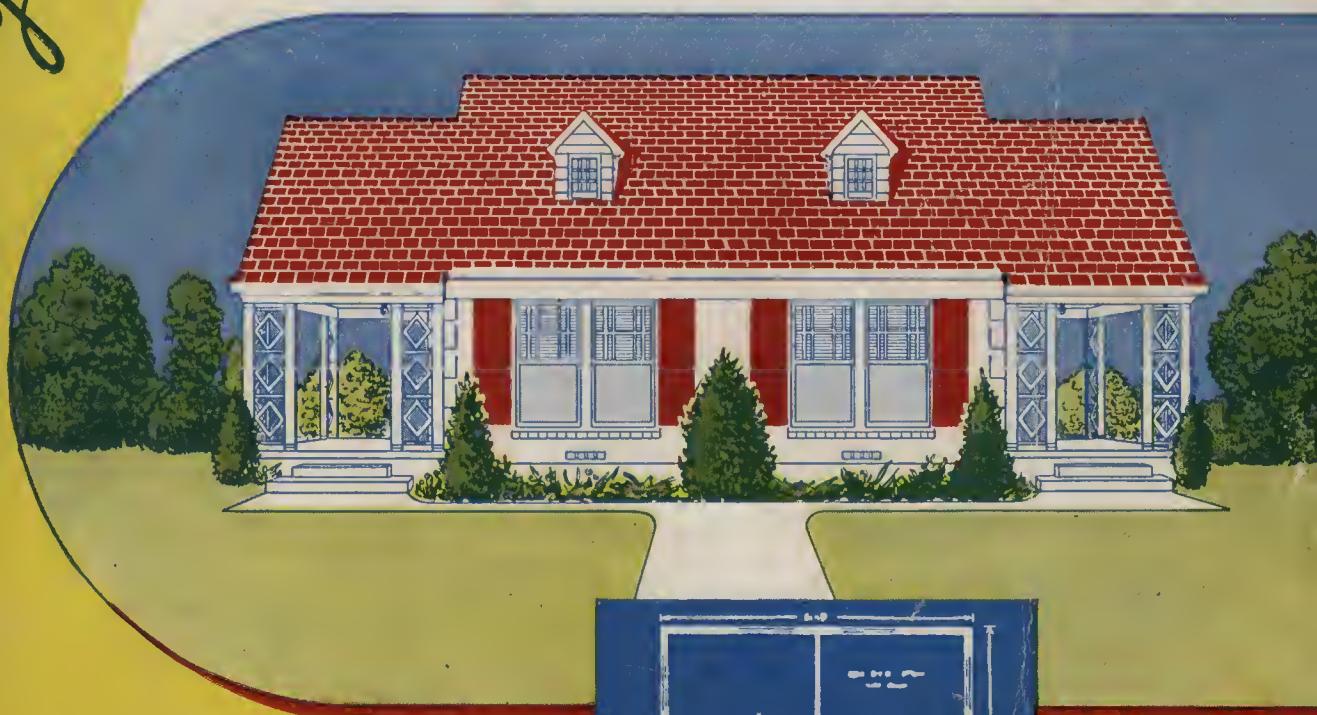


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- TWO AND FOUR FAMILY UNITS
- GARAGE APARTMENTS

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**The L. F. GARLINGHOUSE COMPANY, Inc.**

115 EIGHTH AVENUE, EAST,

TOPEKA, KANSAS

# COMPLETE PLANS

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Plan No.	Page						
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750	11	2090	19	3083	25	5201	
970	8	2733	1	3122	26	5288	
1624	14	2751	2	3156	26	5300	
1724	33	2763	6	3197	31	5310	

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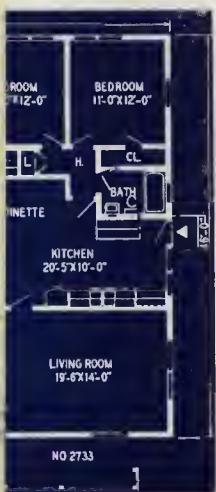
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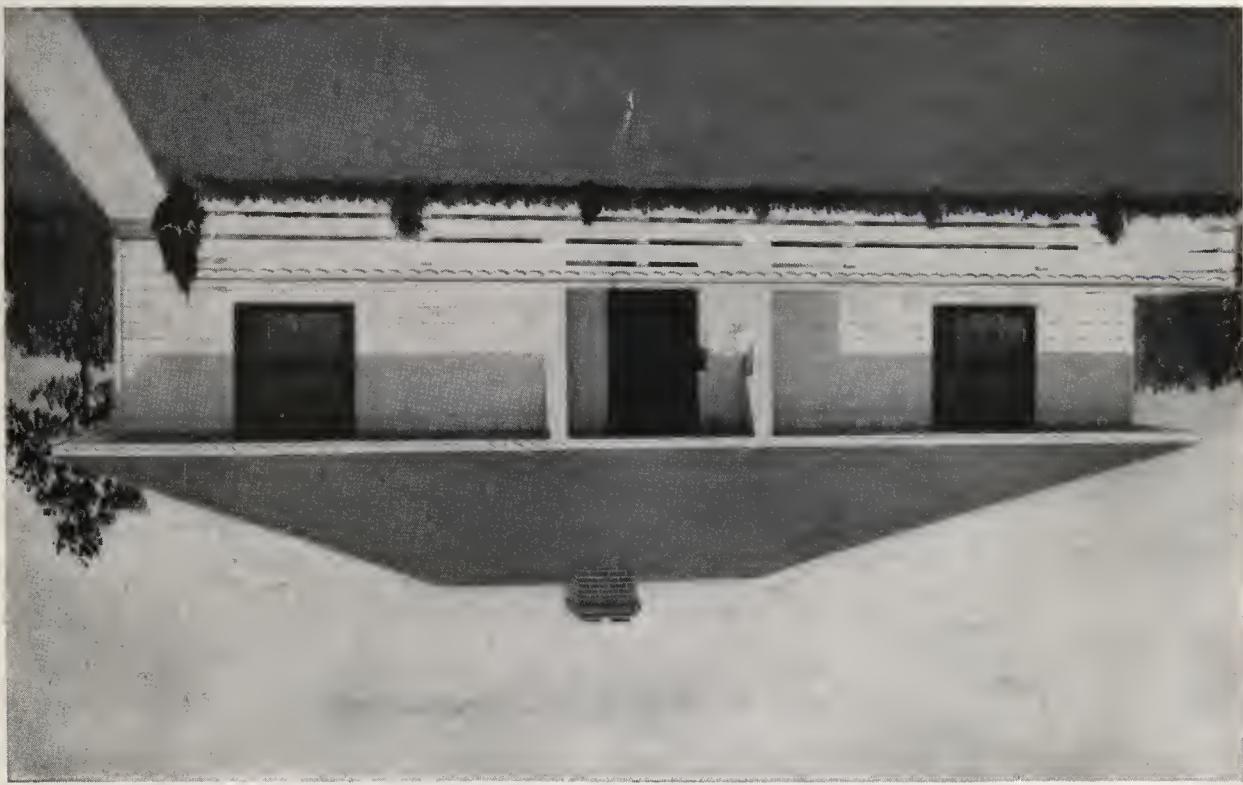
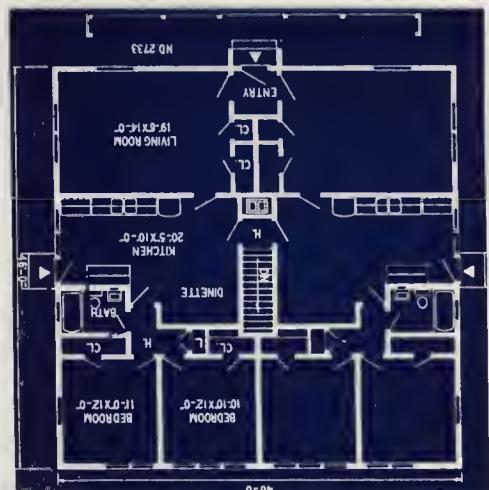
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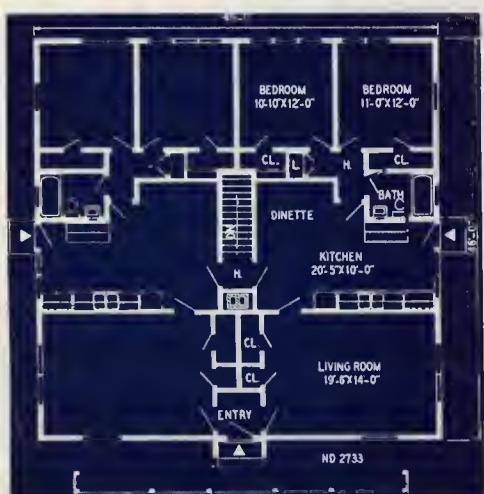
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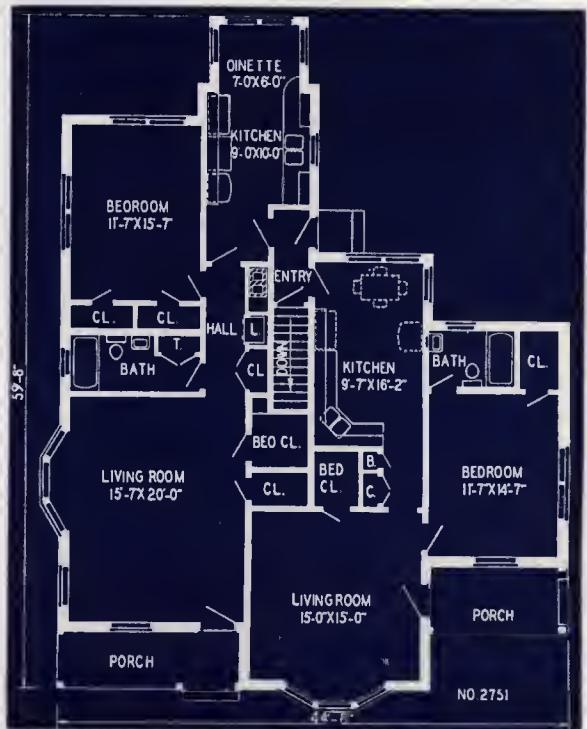
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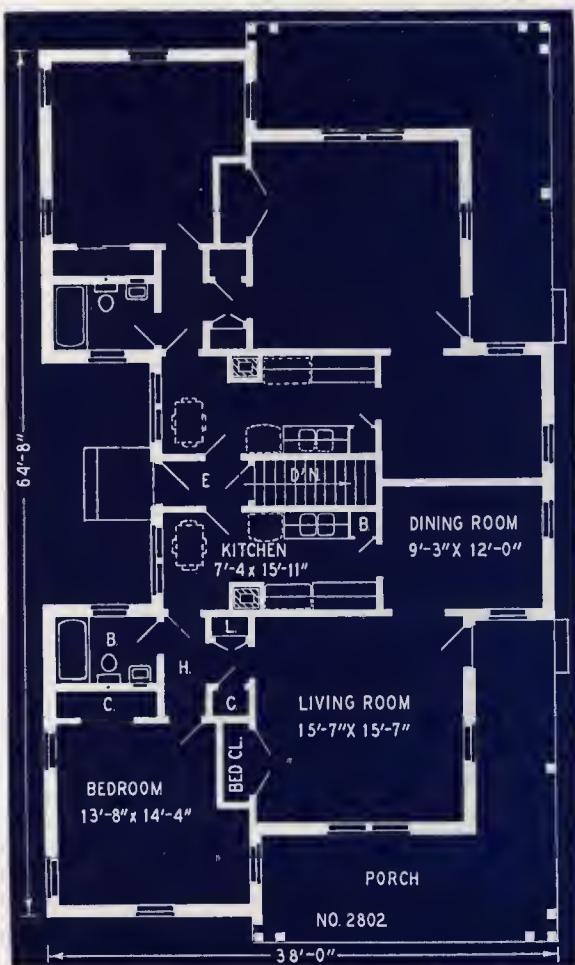


No. 2751 — The appearance of this duplex is such that it could be constructed in a neighborhood of single-family residences without looking out of place. Numerous conveniences have been incorporated into the left side unit on the expectation that it will be owner-occupied. Although basically the rooms in each unit are similar, the left side has a center hall, a dinette with three-way exposure, and an additional closet. Each has two-bedroom efficiency because of the large bed closets. Exterior construction is painted brick veneer with horizontal siding gables.

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No. 2802—Although this very attractive brick duplex could be constructed to face the street in a conventional manner, it is especially well adapted for a garden court development as pictured here. The side elevation, due to the porch and the decorative stained-shingle gable, would present a pleasing appearance if faced toward the street. The bed closet gives this design two-bedroom efficiency. Sliding doors in the bedroom closet makes possible an unusual amount of clothes storage without sacrifice of floor space in this room which is particularly attractive because of its three-way exposure.

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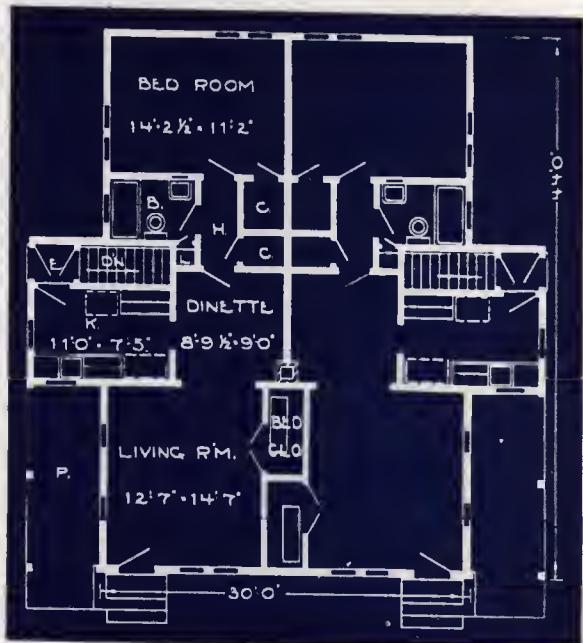
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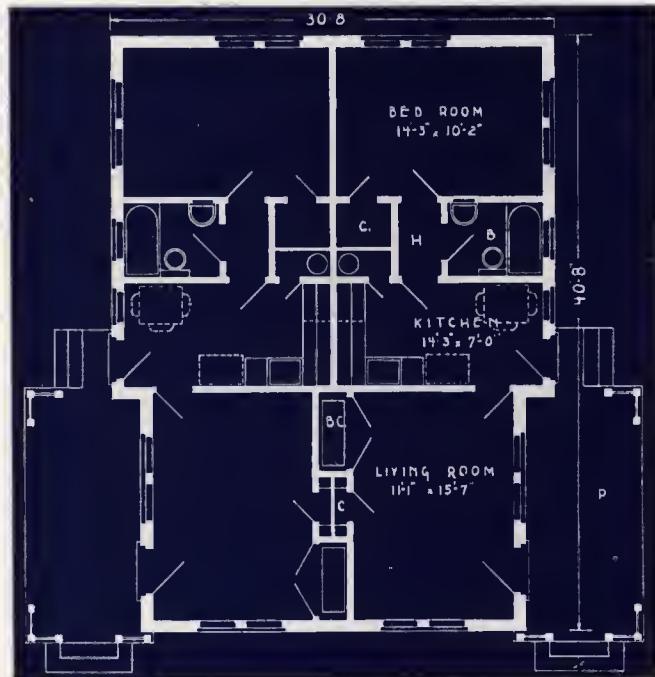
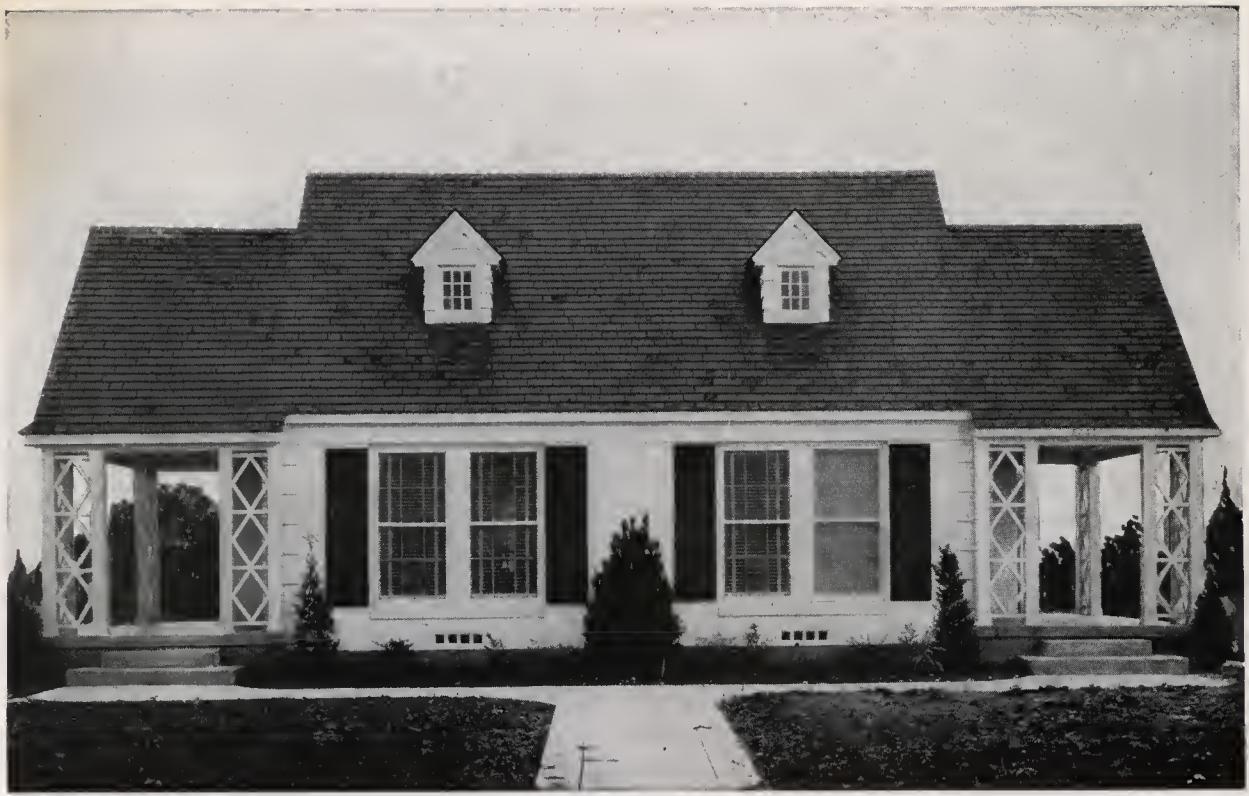
No. 454—A beautiful little cottage duplex designed with an excellent arrangement of rooms. The plan shows four rooms, bath, closets and bed closet on each side. A full basement is provided for each side.

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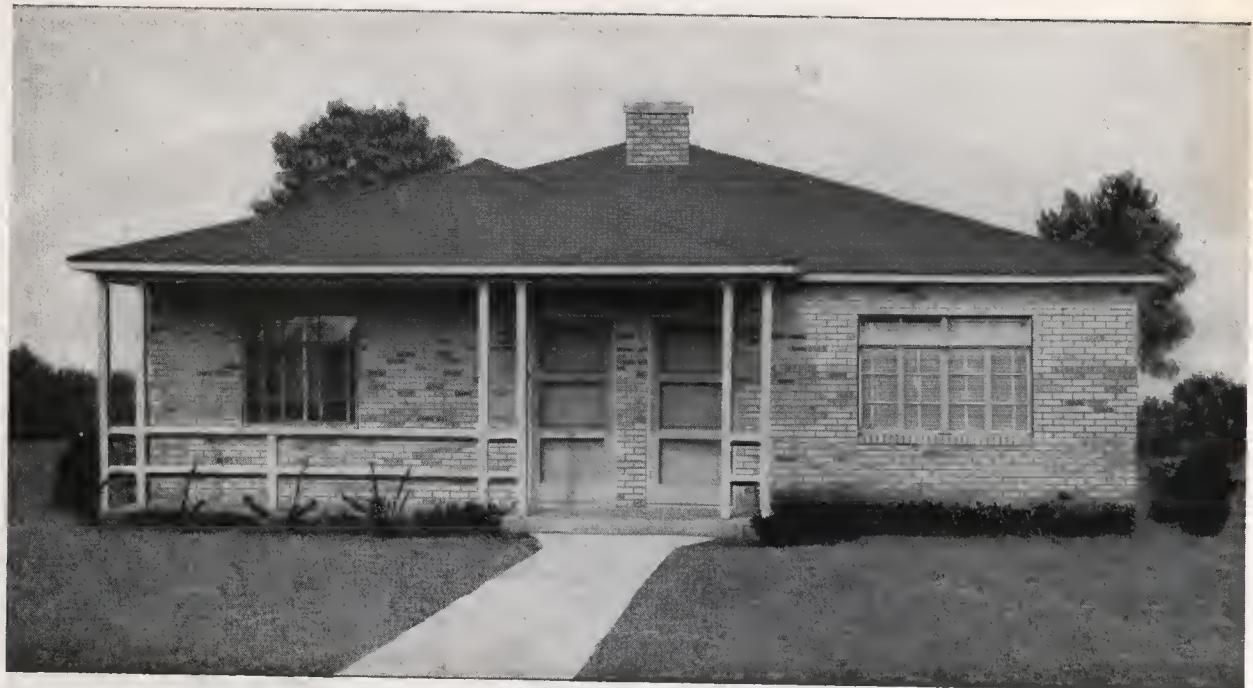


No. 473—A very attractive brick veneer cottage duplex. Each side has three rooms with five-room efficiency.

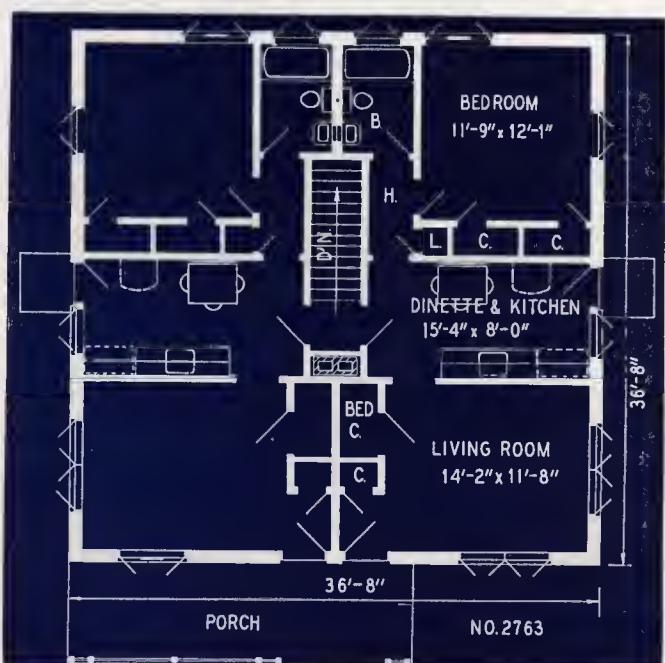
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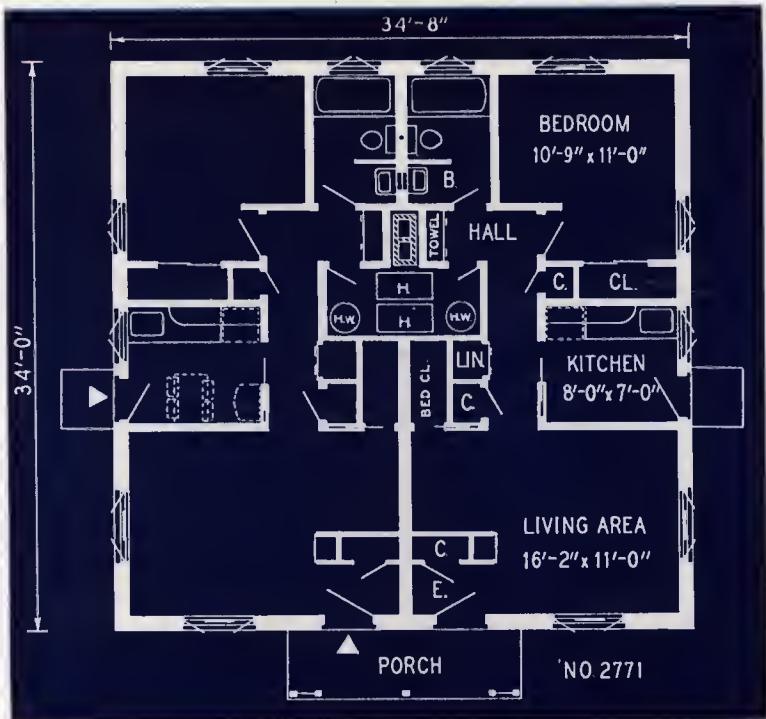
No. 2763—In this design which is perfectly square except for the porch, every consideration has been given to planning for minimum initial cost and upkeep together with convenience of design to make the property appealing to tenants. Floor space in the living room has been increased in apparent size by preventing need of cross-traffic in reaching other rooms. Both units have generous closet space, but articles for storage can be placed in the full basement. Casement windows are used throughout. The utility of two bedrooms is accomplished by use of the bed closet in the living room. The slab porch is more than adequate in size for both occupants.



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No. 2771—A "For Rent" sign will never be needed by the owner of this economy duplex since its extremely efficient interior layout will always be attractive to tenants. Four-room efficiency is achieved by having the bed closet. Use of sliding doors adds to the amount of available floor space for furniture arrangement. The protected entry and convenient wrap closet are especially attractive.

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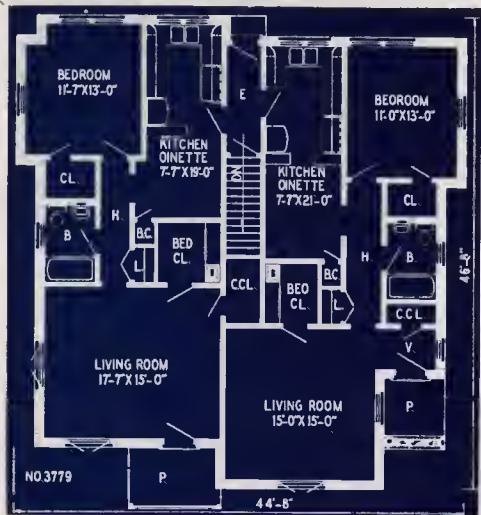
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No. 970—(Left and Below)—An excellent cottage duplex with Colonial type entrances. The exterior construction is brick veneer. There is a living room, bed closet, dining room, bedroom, kitchen, bath and closets—making five-room efficiency.

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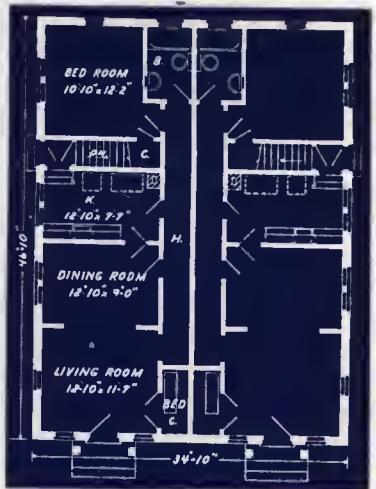
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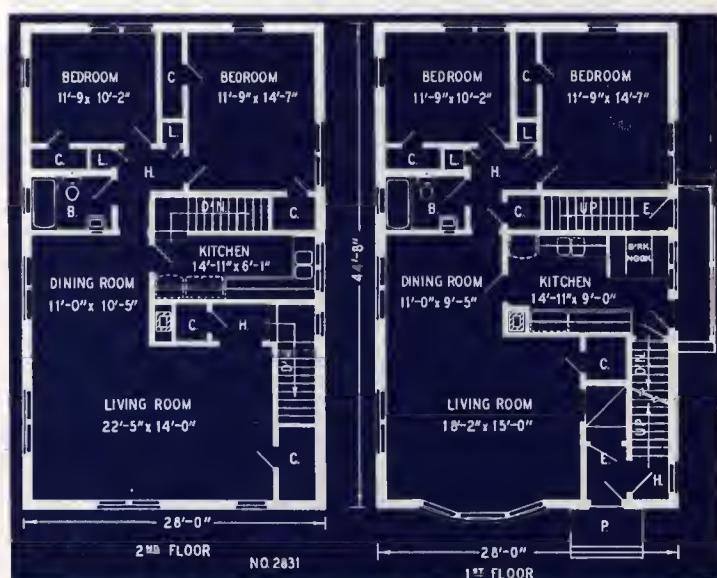


No. 3779—(Left and Below)—In these five-room efficiency units are many features of a compact design that are most appealing to the modern housewife. Dinettes are large enough for full-sized dining room suites. Closets are over-sized, and ample storage space is provided in the basement.

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No. 2831 — Here's a convenient duplex of five-room units that will fit a narrow city lot. Each room has excellent cross-ventilation. The rear stairway to the second floor is made possible without the sacrifice of space needed for any other purpose, and permits a "back door" as a service entry. The seven closets designed for this upper unit should meet all the storage requirements of the average occupant without requiring access to the basement.

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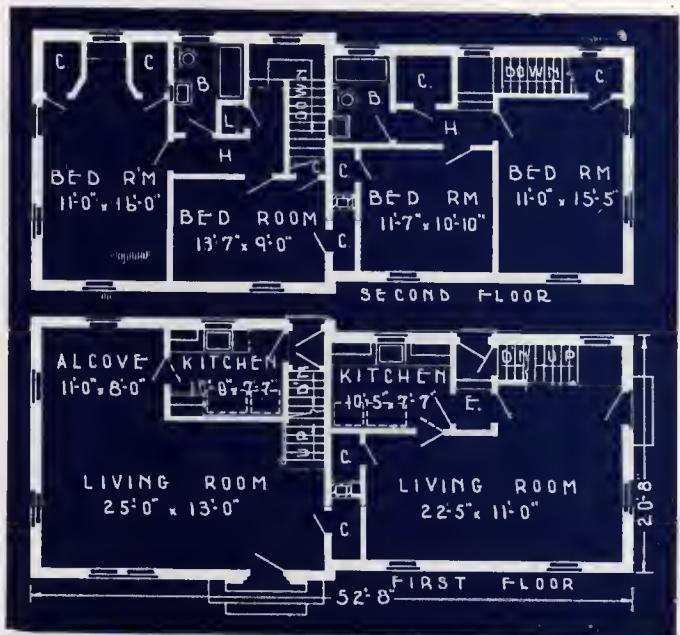
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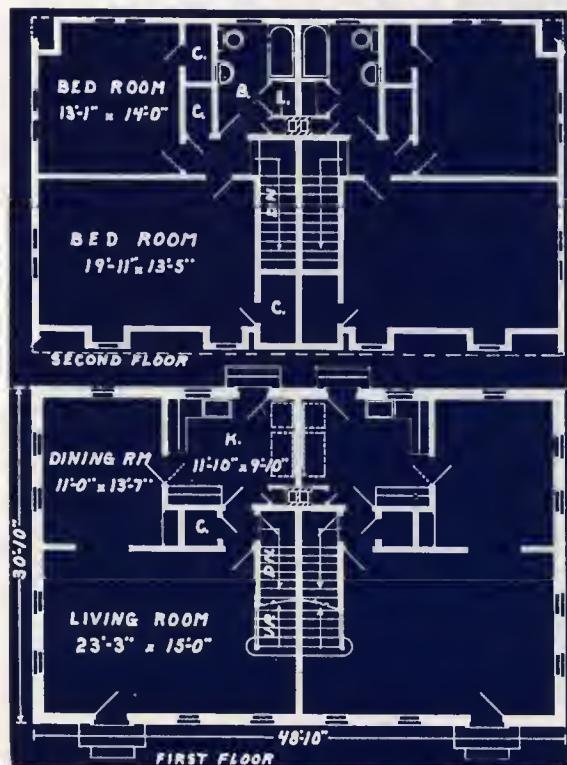
No. 647—This lovely two-story brick veneer duplex is an especially good design for a narrow corner lot. A large combination living and dining room, kitchen, two bedrooms, bath and closets are shown for each side. A full basement is provided for each side.

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No. 750—The exterior construction of this very attractive duplex is painted brick veneer. The floor plans show five complete, well ventilated rooms on each side.

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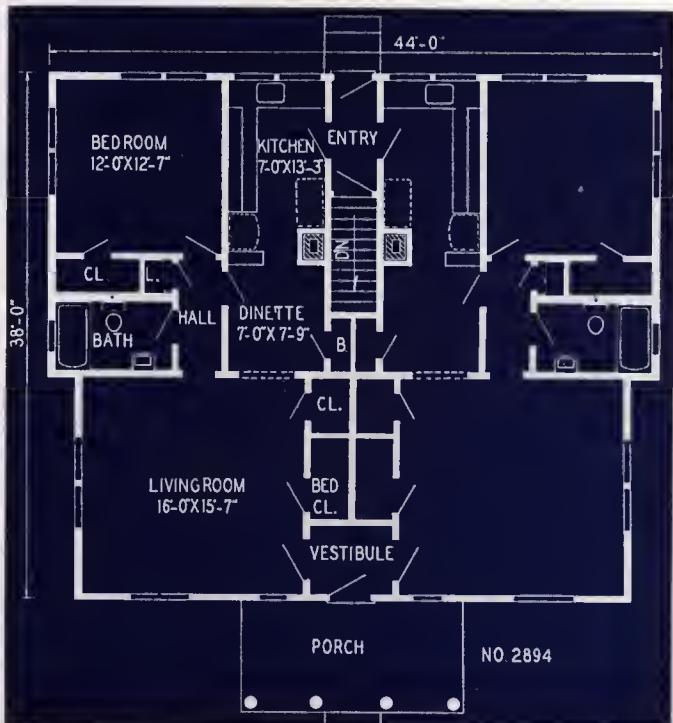
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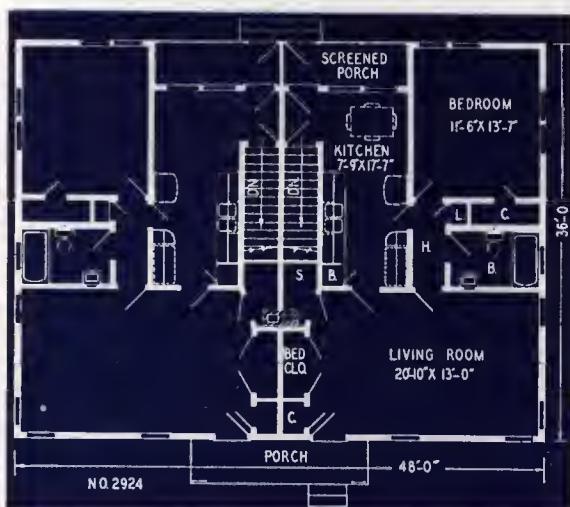
No. 2894—The attractive Colonial entrance gives the appearance of a single-family residence to this duplex which contains five-room efficiency living units. The aisle-type kitchen has a work counter which allows far more storage space than usually provided in multiple-dwellings. Because of the arched opening between the living room and the dinette, adequate lighting and ventilation is achieved in this area even though it has no direct exterior opening. The space for a roll-a-way bed and the extra closet in the living room offers a convenient substitute for a second bedroom.

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No. 2924—The simple, clean-cut lines of this design make possible inexpensive construction. But the added conveniences that are included in the plan will give it a competitive edge over many smaller designs insofar as the ability to attract tenants is concerned. The rooms are large; each unit has its own screened porch in the rear and shelter in the front. Whereas ample storage space is provided in the basement, there also is room for bulk storage over the stairwell to the basement. Exceptional ventilation is possible in the bedrooms with their double windows.

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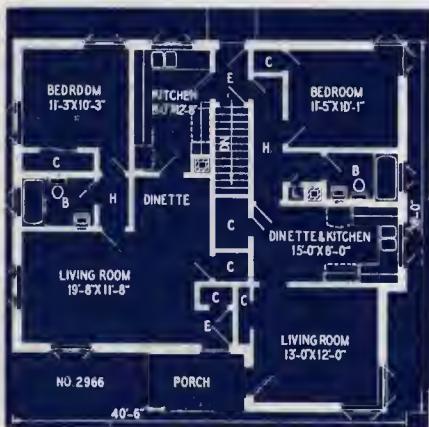
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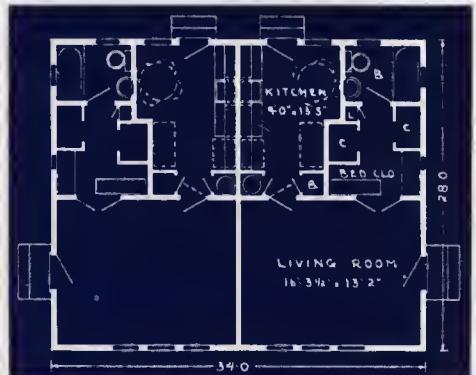
No. 2966—The L-shaped design of this brick-veneer duplex permits slightly different floor layouts for the two units. An abundance of closet space is provided. The step-saving kitchens, with their twin sinks located beneath wide casement windows, would delight any house-wife.

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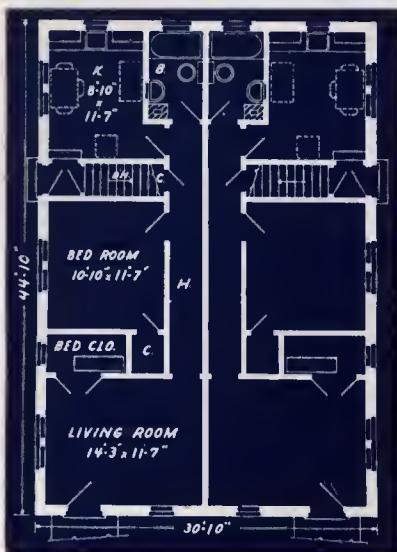
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No. 1624—A beautiful and unusual little kitchenette duplex. Only two rooms on each side, but with the efficiency of four.

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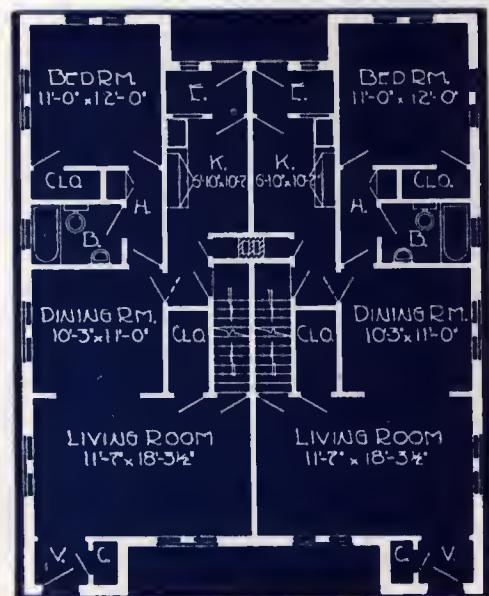
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No. 540—Above—An excellent one-story small duplex, quite simple in lines and easily constructed. The exterior is of brick veneer. The floor plan shows three complete rooms, bath, closet, and a bed closet, making five-room efficiency for each side.

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No. 550—Above and at left—The exterior of this duplex is brick with stuccoed gables. The plan shows four complete rooms, bath and closets on each side. The large closets opening into the living rooms may be used for disappearing beds, thus giving each side five-room efficiency. The stairs going up from the living rooms and the high pitched roof make it possible for a fine large room on the second floor for each apartment, if desired.

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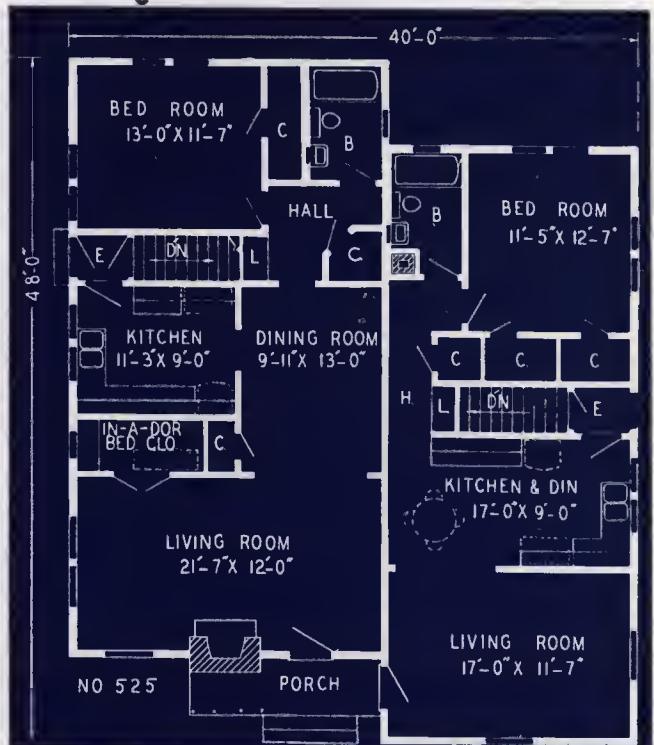
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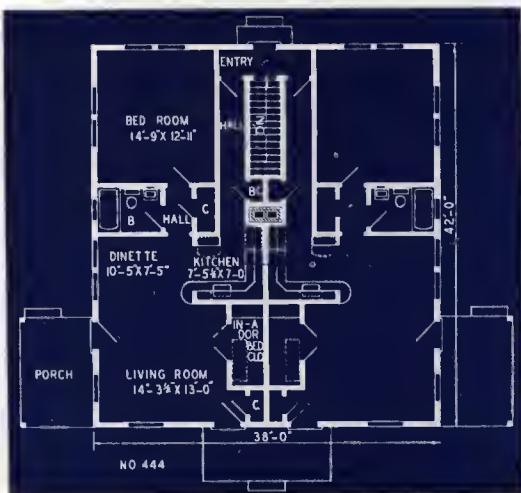
No. 525—This lovely cottage type duplex has the appearance of a single home. The floor plan shows four-room efficiency on one side and five-room efficiency on the other side. There is a full basement for each side and in the basement are recreation rooms, laundries, storage and furnace rooms. The construction is frame with siding for the exterior and the roof may be wood or composition shingles. The foundation is concrete.

Complete plans as shown or reversed,  
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No. 444—This beautiful little cottage duplex with side porches has an excellent floor plan of five-room efficiency for each side and each side has its own basement and recreation room, furnace, laundry, and storage space. The construction is frame with shingled exterior, concrete foundation and the roof may be wood or composition shingles.

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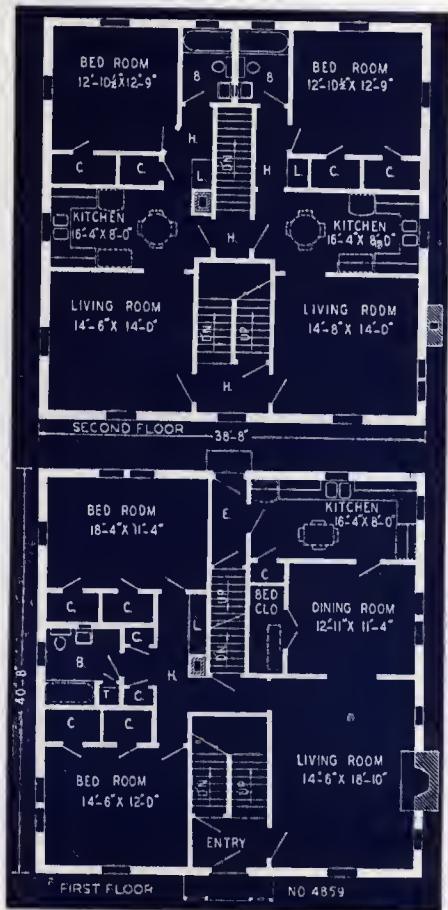


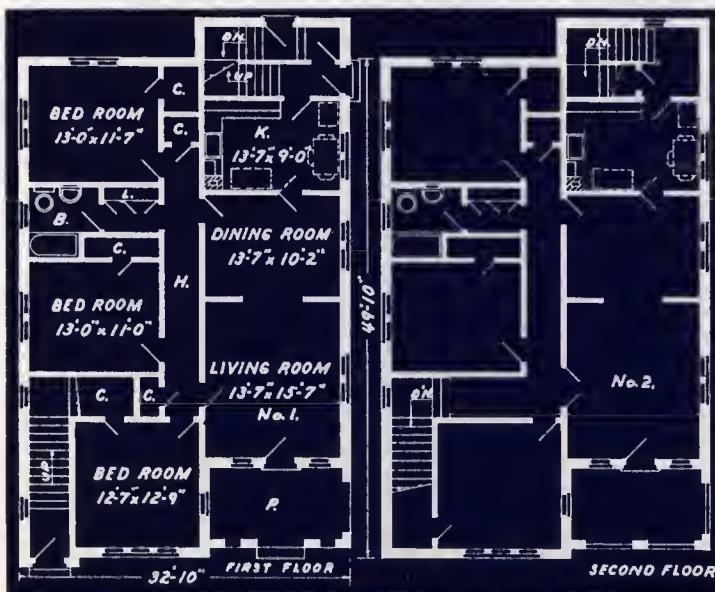
No. 4859—Proud and stately this small apartment house stands, a monument to gentility. The first floor plan shows five lovely spacious rooms where the owner may live comfortably. On the second floor are two excellent small three room apartments and each of these has a large basement room. In the basement for the first floor apartment is a recreation room, lavatory, heating plant, laundry, and storage rooms. The construction is brick over frame, the foundation is concrete, and the roof may be wood or composition shingles.

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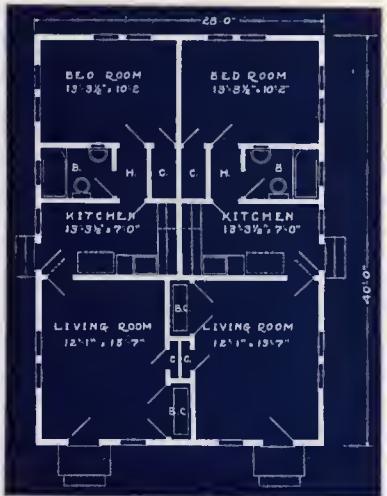


No. 2090 — A lovely two-story duplex. The exterior construction is brick veneer. The floor plans show six complete rooms, bath, closets and a porch for each floor. A full divided basement is shown under this duplex.

Complete plans as shown or reversed, specifications, lumber and mill list . . . \$20.00

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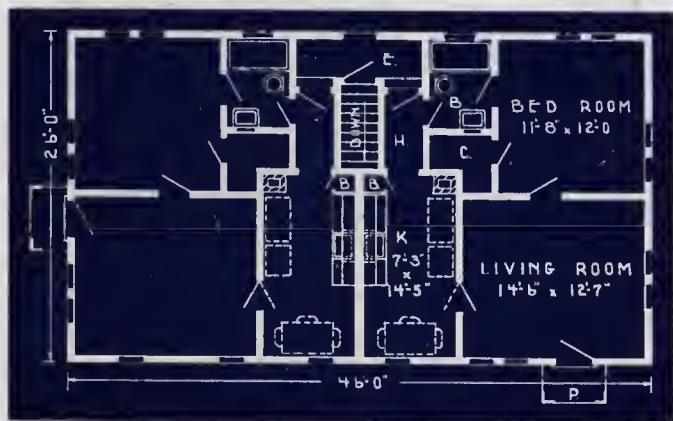
Secure complete plans from your dealer or from The L. F. Garlinghouse Co., Inc., Topeka, Kans.



No. 2036—Above and at left  
—This cottage duplex is very neat and attractive and quite economical to construct.

Complete plans, specifications,  
lumber and mill list . . . \$15.00

Duplicate sets with original order.  
Per set . . . . . 5.00

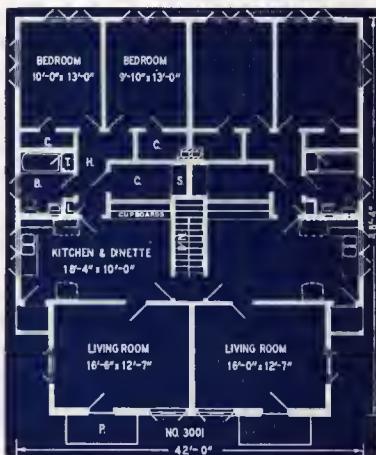


No. 5201—At left and below—This beautiful little cottage duplex is quite inexpensive and practical to build. It is especially suitable for a corner location. Each side has its own basement.

Complete plans as shown or reversed,  
specifications, lumber and mill list . . .  
\$15.00

Duplicate sets with original order.  
Per set . . . . . 5.00

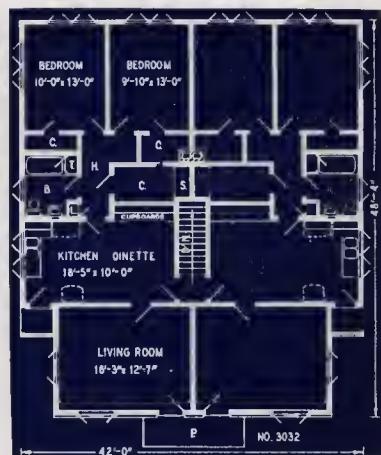


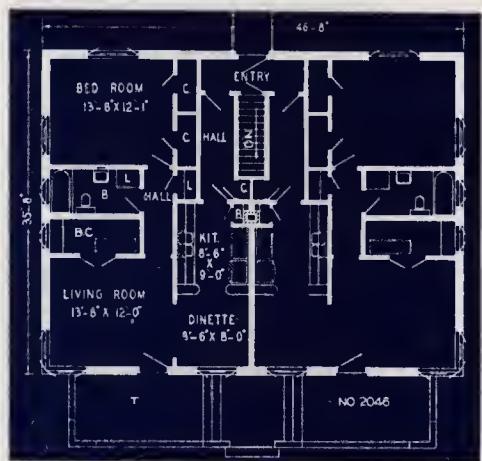


No. 3001 (Above) No. 3032 (Below)  
 These duplexes have basically identical floor plans, but the exteriors are sufficiently different as to be attractive even if placed side-by-side in a housing development. Economic to build in the first instance, these units also would be cheap to maintain. Rooms are large, considerable storage space is provided, casement windows are used throughout. These designs would be ideal for the investor-builder.

Complete plans for No. 3001 or No. 3032 (be certain to state which one when ordering) with specifications, lumber and mill list . . . \$20.00

Duplicate sets with original order.  
 Per set . . . . . \$5.00



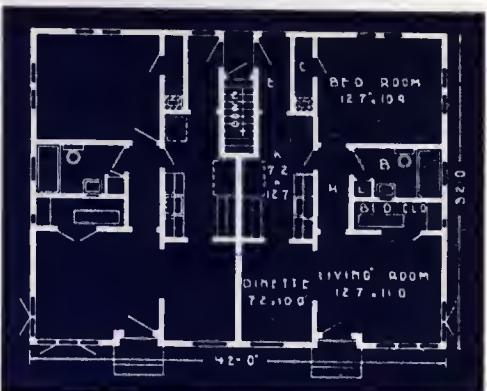


No. 2046—This very attractive little duplex has a living room with bed closet, dinette, kitchen, bedroom, bath and closets for each side. There is a basement for each side in which there is a recreation room, furnace, lavatory, and storage space.

Complete plans, specifications, lumber and mill list . . . \$17.50

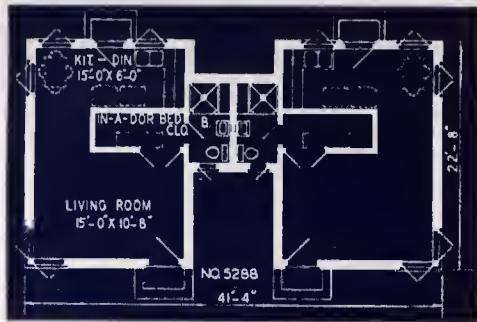
Duplicate sets with original order. Per set . . . . . \$5.00

No. 2049—Plain, simple, square lines make this lovely little duplex economical to build and desirable to live in. Each side has a full basement, but may be omitted and the space used for storage or heater room.



Complete plans, specifications, lumber and mill list . . . \$15.00  
Duplicate sets with original order. Per set . . . . . 5.00





No. 5288—Here is a beautiful little duplex cottage for a cabin court. Each cottage consists of two connected units and each unit has a combination living room and bedroom, a combination kitchen and dinette, and shower bath.

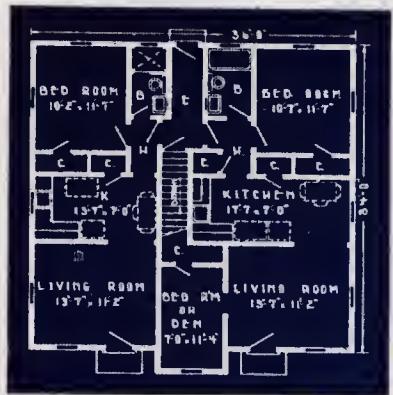
Complete plans, specifications, lumber and mill list . . . \$15.00  
Duplicate sets with original order. Per set . . . . . 5.00

**Complete plans will  
save many times  
their small  
cost.**

No. 5300—This cottage duplex is inexpensive to build and may be used as a double summer cottage, if desired. One side has four-room efficiency and the other side has five-room efficiency. A basement is provided, but it may be omitted, if desired.

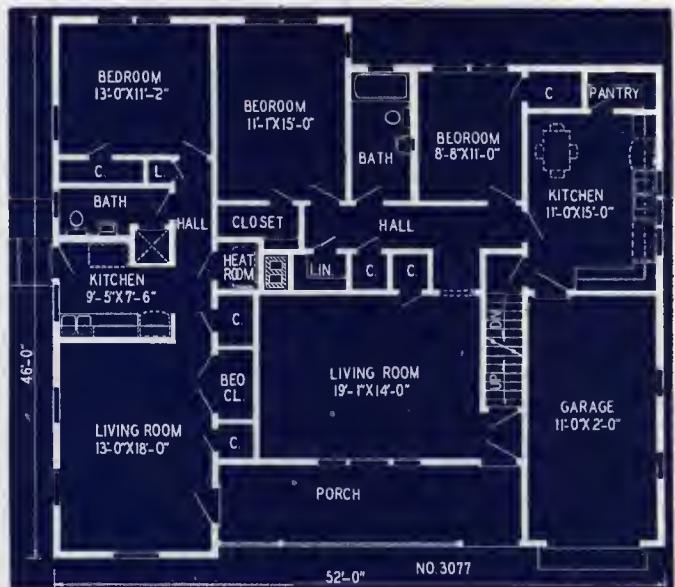
Complete plans as shown or reversed, specifications, lumber and mill list . . . . . \$15.00

Duplicate sets with original order. Per set . . . . . 5.00



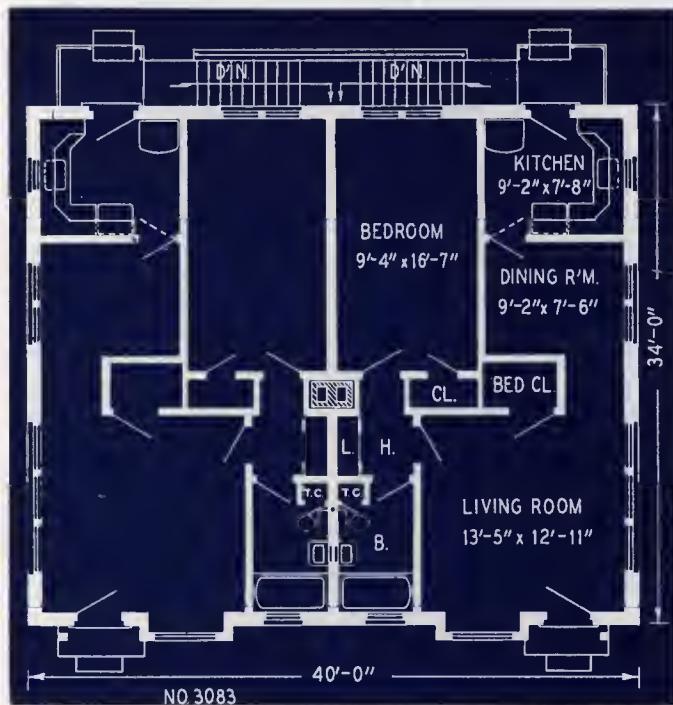


No. 3077 — This home and income property has the appearance and comforts of a luxurious single-family residence—but it also contains a four-room efficiency apartment. The left-side unit designed for rental has its own heater room. There is a basement under the right-hand unit which is a complete five-room dwelling with a pantry, enclosed garage, and a large attic for storage space. If zoning laws permit, a duplex of this type may be placed in a neighborhood where there are single-family dwellings without being conspicuous.



Complete plans as shown, or reversed, with specifications, lumber and mill list . . . . .	\$22.50
Duplicate sets with original order. Per set . . . . .	5.00

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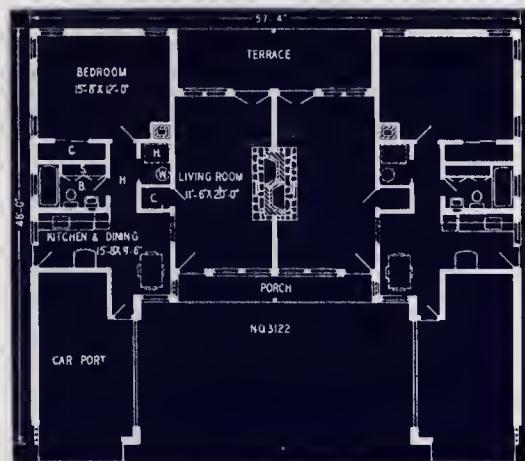


No. 3083—Five-room efficiency has been attained in the design through the employment of a bed closet off the living room. Entrance to the basement is provided through an outside cellar-way in order to conserve first-floor space for more ample room area. The bays for the studio windows have been provided without any appreciable added cost since the gable offers protection for the stoop. These bays are constructed out of stained shingles. The U-shaped kitchen arrangement offers ample cupboard and counter space in a compact grouping of the sink-stove-refrigerator triangle.

Complete plans, specifications, lumber and mill list . . . . . \$17.50

Duplicate sets with original order.  
Per set . . . . . \$5.00

Secure complete plans from your dealer or from The L. F. Garlinghouse Co., Inc., Topeka, Kans.



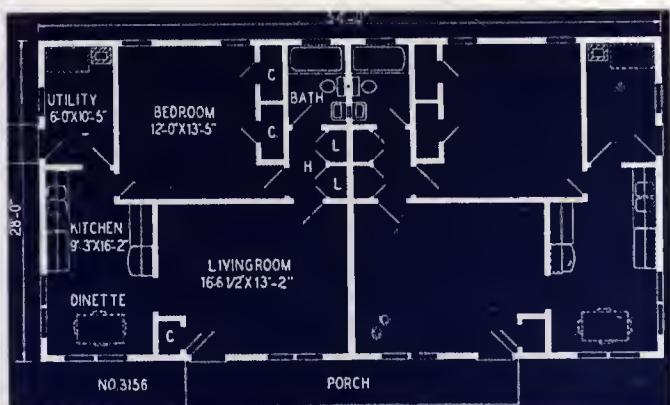
No. 3156—Below and at right—This design is ideal for the investor-builder. Both its exterior appearance and interior arrangement will attract renters, and its simple rectangular lines assure economy of construction. The ample utility rooms eliminate need for a basement. Floors are asphalt tile.

Complete plans, specifications, lumber and mill list . . . . . \$17.50

Duplicate sets with original order.  
Per set . . . . . 5.00

No. 3122—Above and at left—Here's a duplex design that is ideally suited for small families who are seeking conveniences which cannot be provided in multi-storied apartments. Among these features are: a sheltered car-port, large fireplace in the living room, generous sized rooms with cross-ventilation, and a ranch-type porch.

Complete plans, specifications, lumber and mill list \$17.50  
Duplicate sets with original order. Per set . . . . . 5.00





No. 5490—(Above and at right)—This lovely English-style duplex is of frame construction with brick veneer painted. The floor plan shows four complete rooms, also combination dressing room and bed closet, making five-room efficiency on each side.

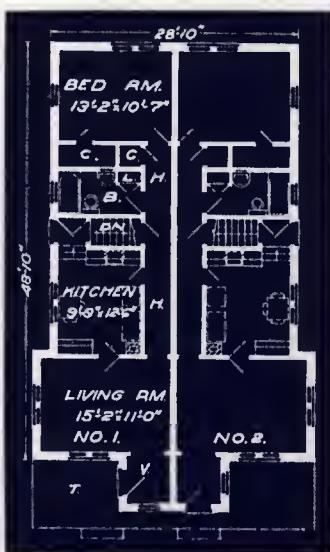
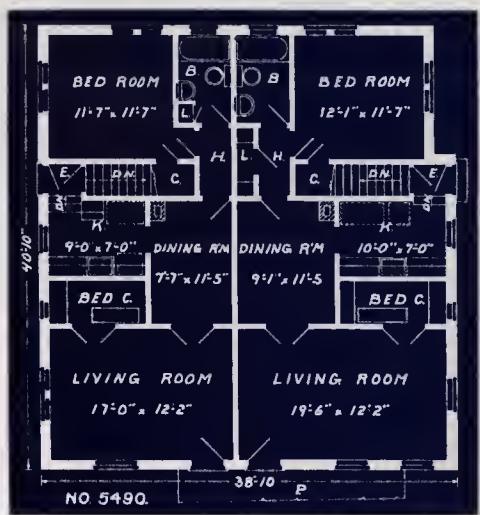
Complete plans as shown or reversed, specifications, lumber and mill list . . . . . \$15.00

Duplicate sets with original order. Per set . . . . . 5.00

No. 5601—(Below)—Despite its appearance of being a single cottage, this brick veneer duplex has living accommodations of four-room efficiency on each side.

Complete plans, specifications, lumber and mill list . . . . . \$15.00

Duplicate sets with original order. Per set . . . . . 5.00



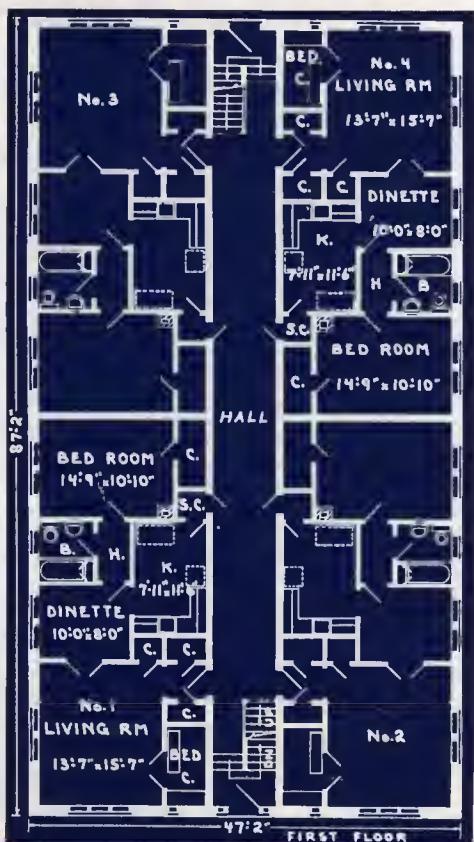


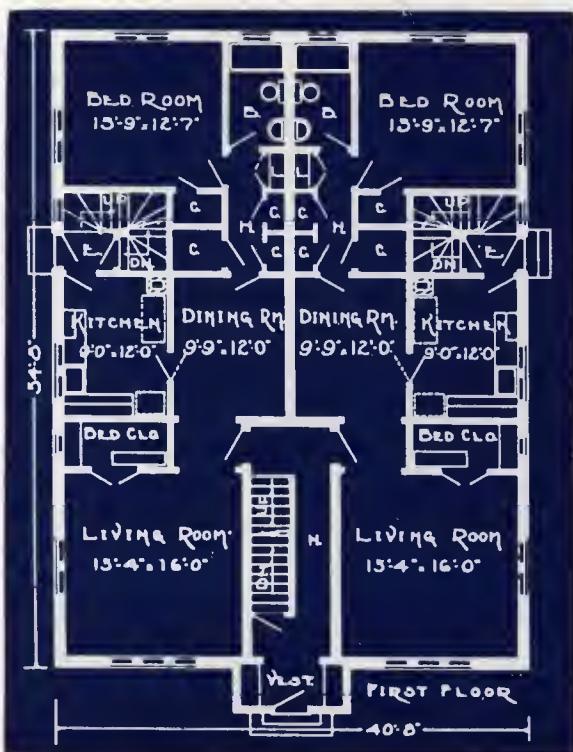
No. 5660—This apartment building is made very beautiful with the Colonial entrance. The construction is of brick with brick or tile backing. The plan shows four apartments on each floor; or if desired the front may be built with only two apartments on each floor. Each apartment has five-room efficiency. A full basement with janitor's quarters, locker rooms, laundry, and heating plant is shown on the complete plans.

Complete plans, specifications, lumber and mill list . . . . . \$35.00

Duplicate sets with original order. Per set 5.00

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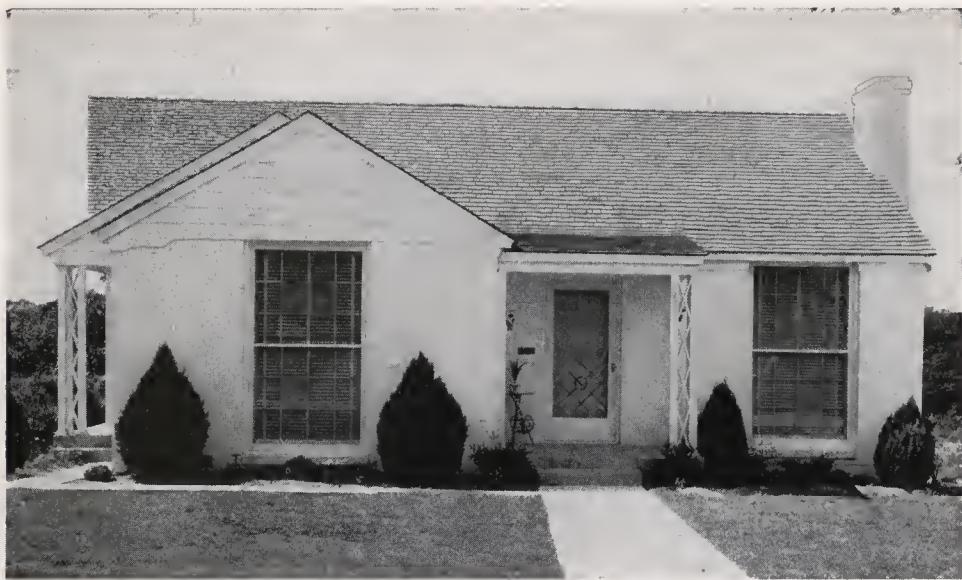
No. 5484—A four-apartment building with the appearance of a single residence. Each apartment has five-room efficiency. In the basement are a furnace room, laundry, and a large storage room for each apartment.

Complete plans, specifications, lumber and mill list . . . . . \$25.00

Duplicate sets with original order.

Per set . . . . . 5.00

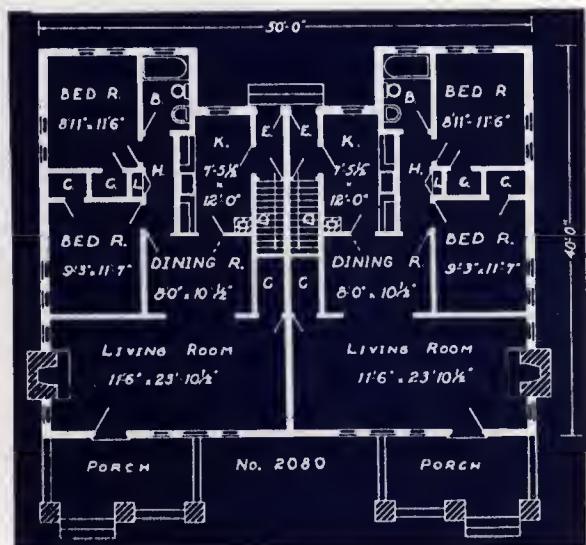
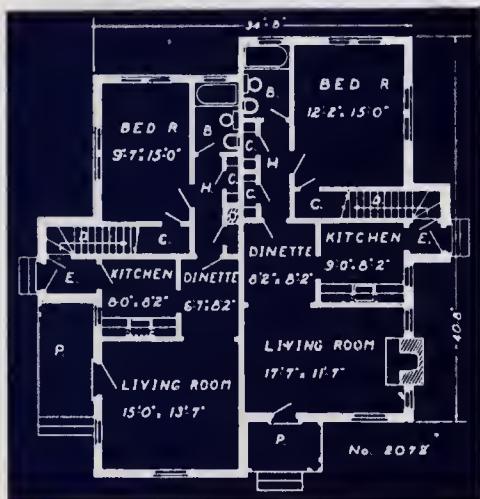
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The L. F. Garlinghouse Co., Inc., Topeka, Kansas.



No. 2072—This duplex has the appearance of a single cottage home but a peek at the plan shows you two lovely little four-room apartments.

Complete plans as shown or reversed, specifications, lumber and mill list . . \$15.00

Duplicate sets with original order. Per set . . . . . \$5.00

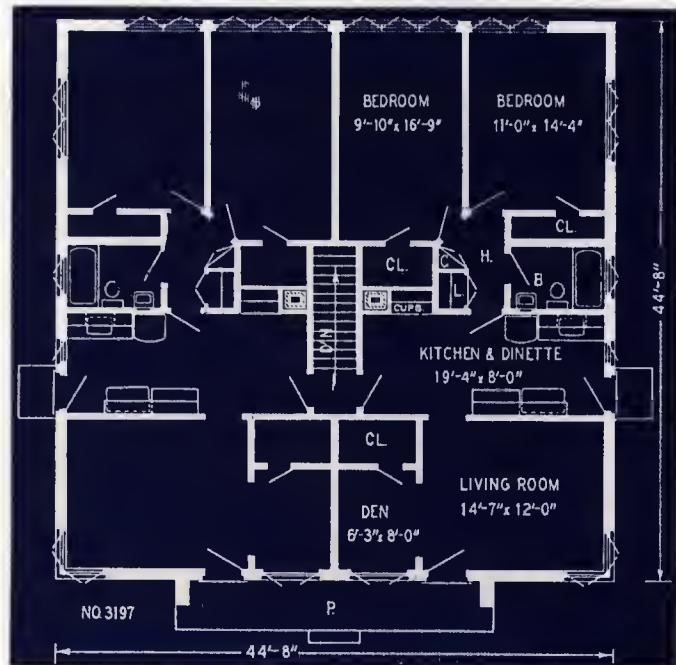


No. 2080—A beautiful brick veneer duplex cottage with each side consisting of a very large living room with a closet for a disappearing bed, dining room, kitchen, two bedrooms and bath, giving the efficiency of six rooms.

Complete plans, specifications, lumber and mill list . . . . \$17.50

Duplicate sets with original order. Per set . . . . . \$5.00



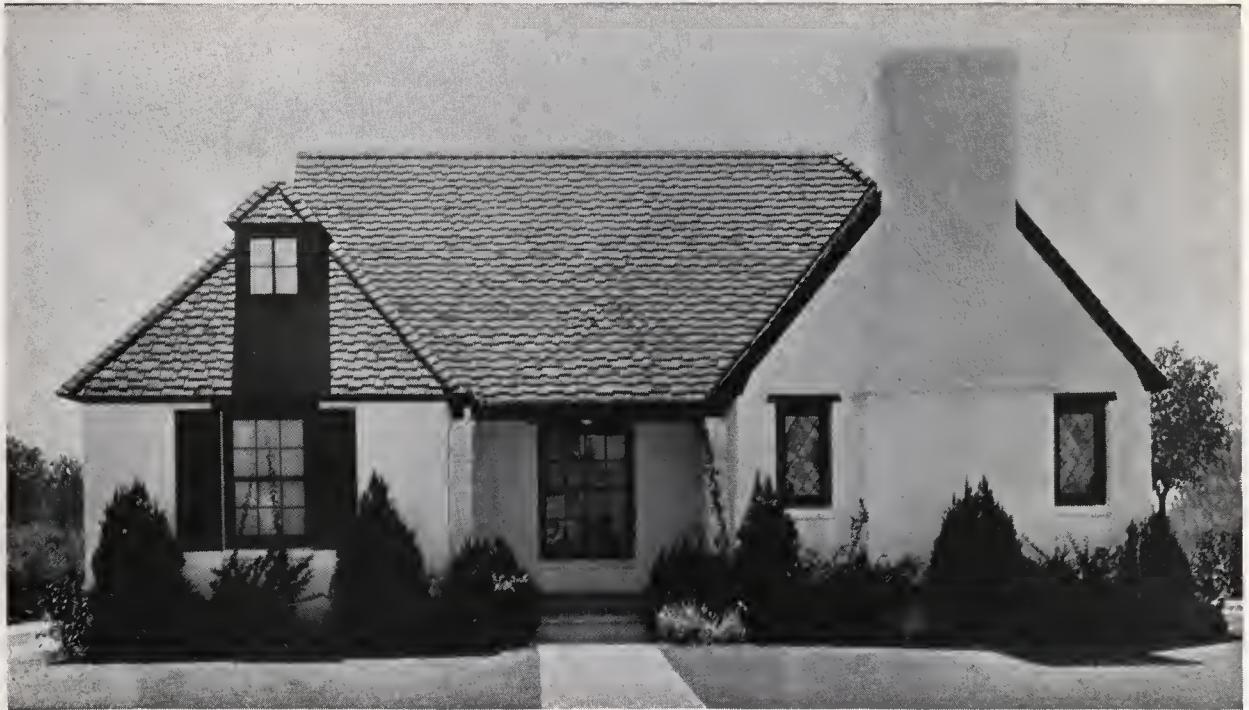


No. 3197—Opportunities for interesting furniture arrangements and decorative effects are offered to occupants of this charming duplex because of the den off the living room. Use of casement windows throughout makes possible extremely well-lighted and well-ventilated rooms. With the plumbing back-to-back on one wall, economical construction is assured without sacrifice of convenience. Much more area is provided in the bedrooms than is usual in a five-room duplex which has less than 2,000 square feet over-all.

Complete plans, specifications, lumber and mill list . . . . \$20.00

Duplicate sets with original order.  
Per set . . . . . \$5.00

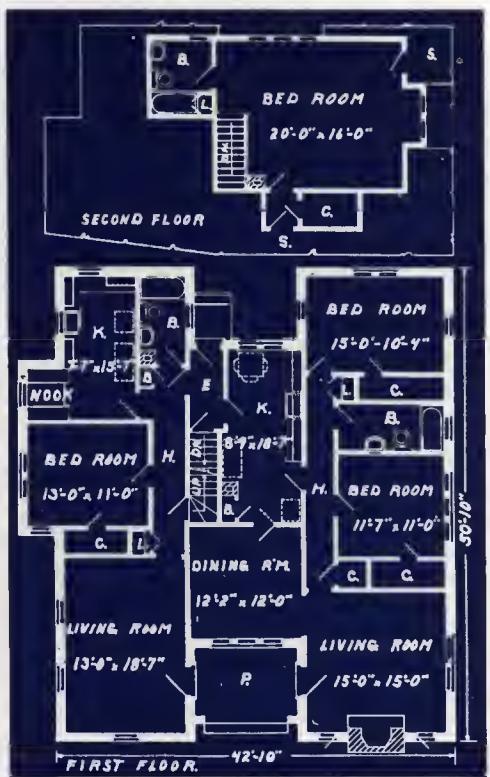
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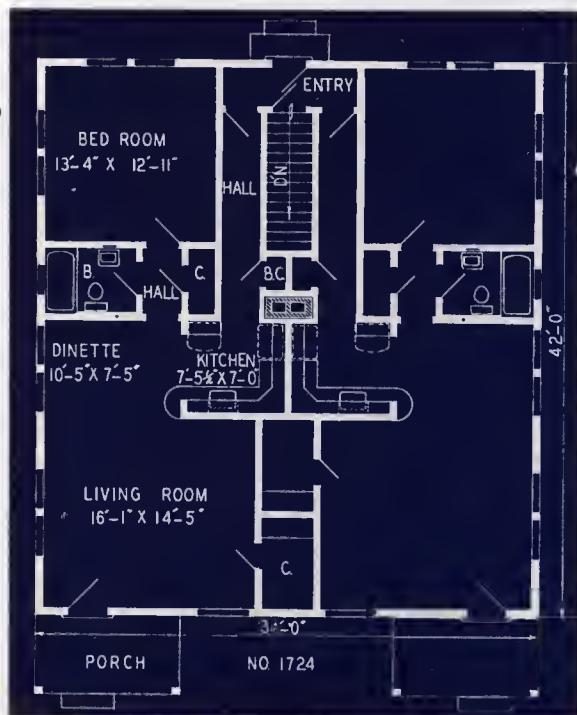
No. 486—A very beautiful cottage type duplex. The exterior construction is of painted brick. The plans show five rooms, bath and closets all on one floor on one side and three rooms, bath and closets on the first floor and one large room and bath on the second floor, on the other side.

Complete plans as shown or reversed, specifications, lumber and mill list . . . . . \$20.00

Duplicate sets with original order. Per set 5.00



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No. 1724—This lovely little duplex is very attractive and practical. The built-in kitchen arrangement is quite unusual and very convenient. Each side of this design has a combination living room, dining room, and kitchen, a large bedroom, bath, two large closets and a small one, and each side has its own basement with heating plant, laundry, storage, lavatory, and recreation rooms. The foundation is concrete, the house is frame with shingles for the exterior and the roof may be wood or composition shingles.

Complete plans, specifications, lumber and mill list . . . . . \$17.50

Duplicate sets with original order.

Per set . . . . . 5.00

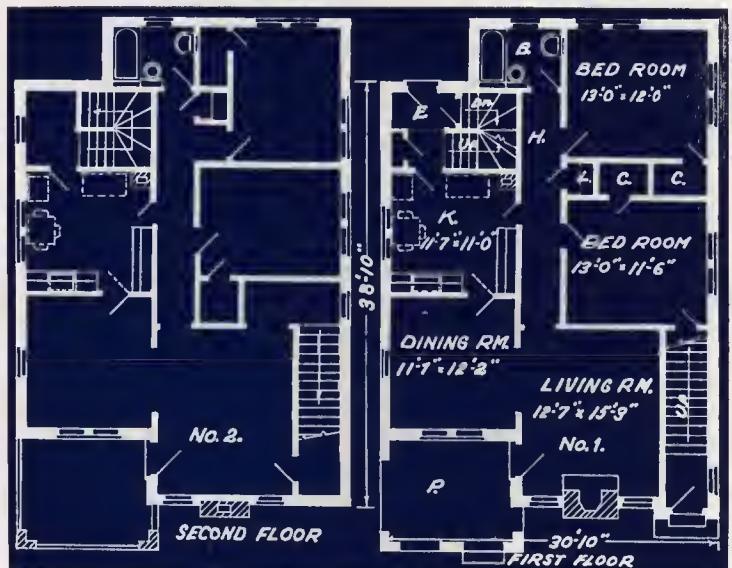
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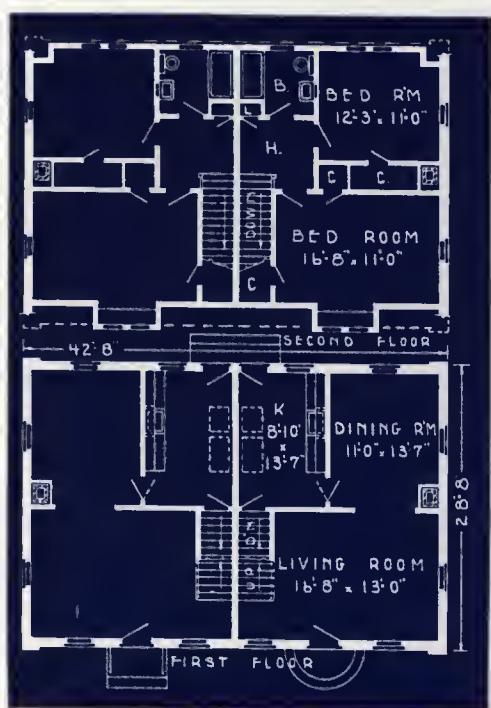
No. 1818—A beautiful two-story duplex. The exterior construction is of brick veneer. The plans show five complete, well arranged rooms, bath and closets on each floor.

Complete plans as shown or reversed, specifications, lumber and mill list . . . . \$20.00

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No. 5647—This duplex is somewhat unusual and very attractive. Brick veneer is used for the exterior, but siding may be used, if preferred. Each side contains an excellent arrangement of five large rooms, bath and closets. A full basement is provided for each side.

Complete plans as shown or reversed, specifications, lumber and mill list . . . . \$20.00

Duplicate sets with original order. · Per set 5.00

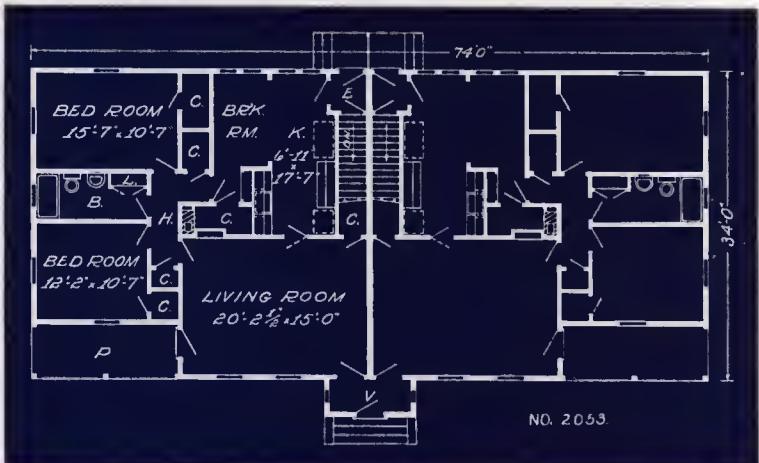
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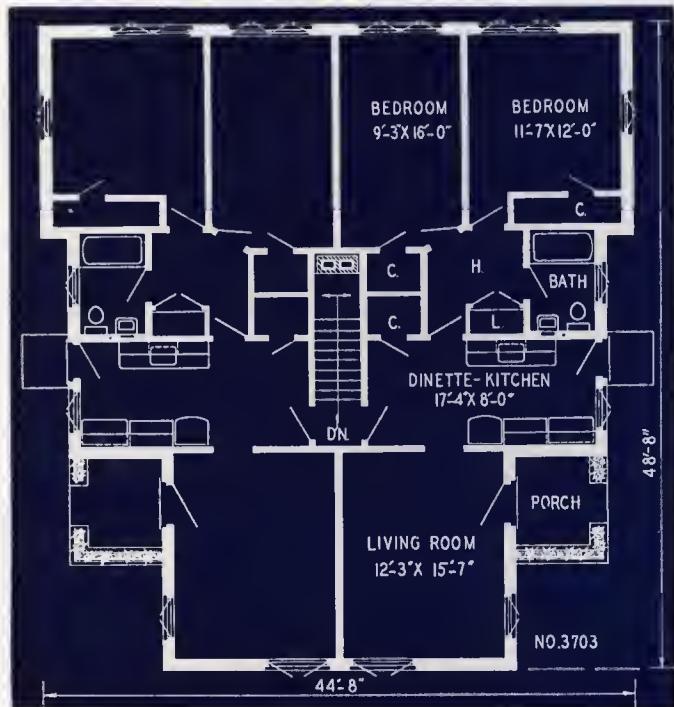
No. 2053 — A beautiful low rambling type of cottage duplex. Each side shows five rooms, bath and closets as conveniently arranged as a single cottage.

Complete plans, specifications, lumber and mill list . \$17.50

Duplicate sets with original order. Per set . . \$5.00

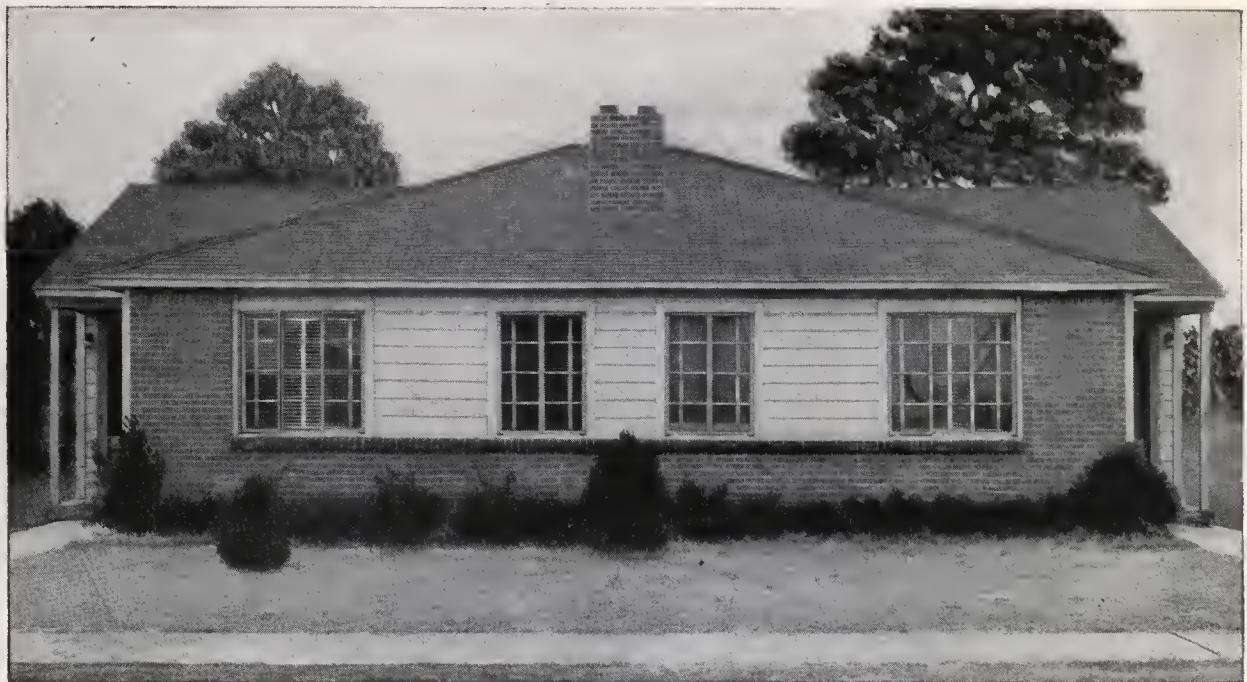


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No. 3703—Even the most urbane renter would take pride in helping to maintain the beauty of the surroundings which are planned as a part of the design of this five-room efficiency duplex. The built-in porch boxes and supports invite their use for a variety of flowers and vines which do so much toward adding a touch of "home" even for rented property. All closets are over-sized to meet the needs of an active family. Additional storage space is available in the full basement. Although the living rooms are compact they offer the usable space of considerably larger rooms because of the exceptional amount of clear wall space, and because no cross-traffic is created due to the location of the entrance in the corner.

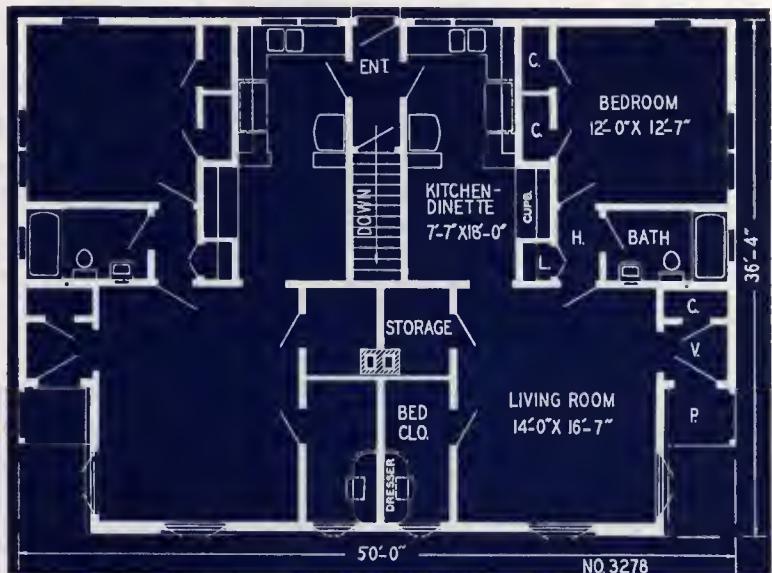
Complete plans, specifications, lumber and mill list . . . . . \$20.00  
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No. 3278 — Although different exterior materials are used, this duplex is identical to No. 3223 shown on the opposite page. Both are superbly arranged and would be attractive in any location. But by the change in their exteriors the designers have offered to the investor-builder an opportunity for multiple development without sacrifice of the economy of standardization. The differences in the roof lines and in the materials used minimize the fact that they are basically similar. These differences may be heightened further by a variation in the planting and landscaping.

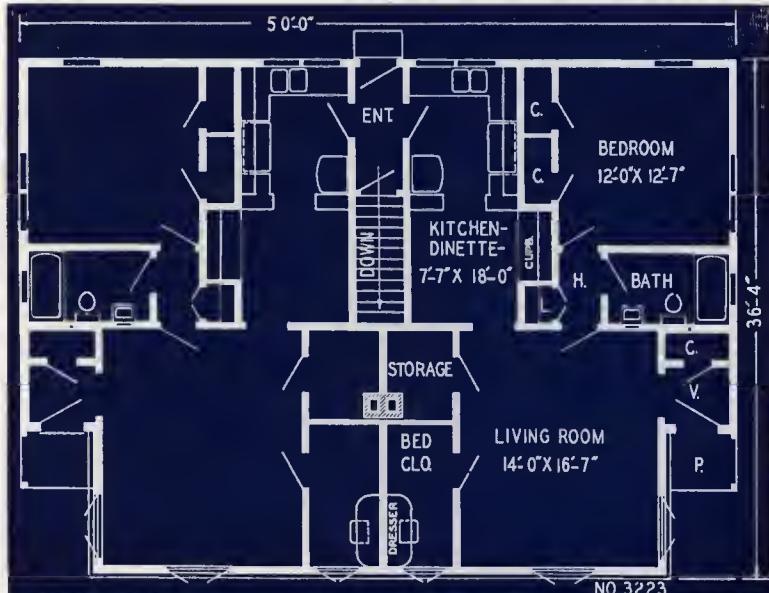
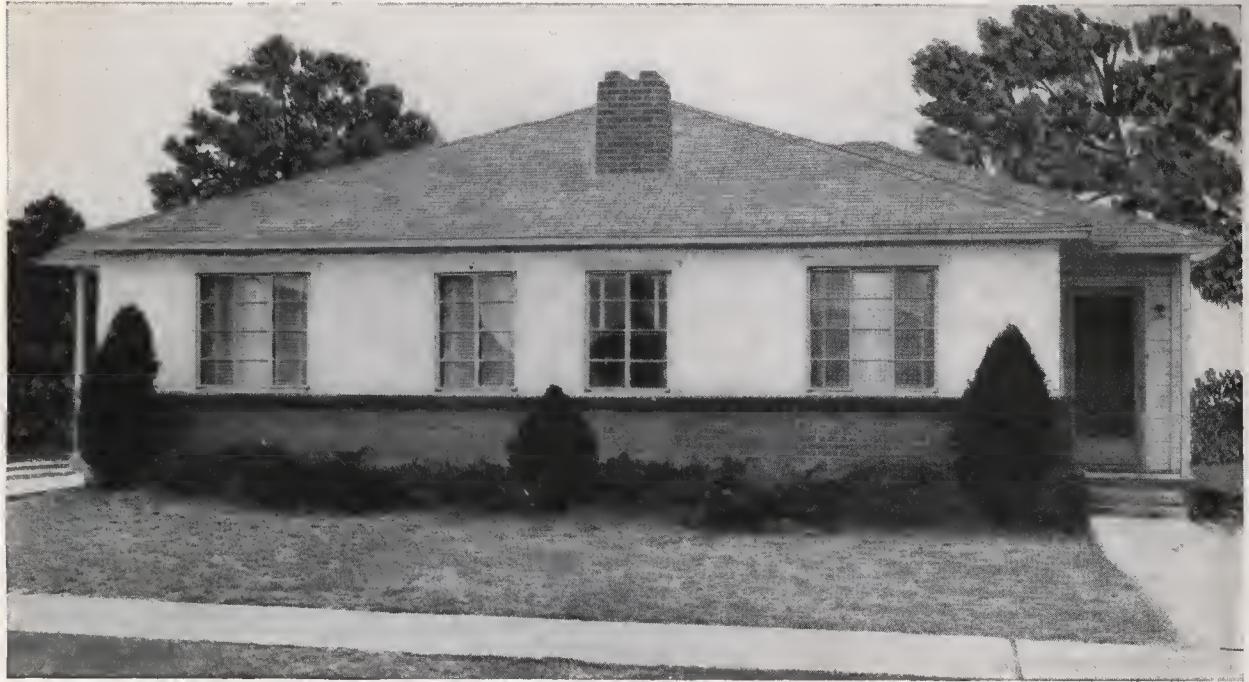
Complete plans, specifications, lumber and mill list . . . \$17.50

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No. 3223—Name any feature commonly sought in a small house or apartment and you will find that it has been incorporated into this plan. Exterior attractiveness results from the skillful combining of brick, wooden siding, and stucco. The checklist of interior conveniences reads as follows: sheltered entry with vestibule and adjacent wrap closet; bed closet with built-in dressing table; first floor storage space; bath centrally located; dinette with built-in China cabinet; kitchen with stove-sink-refrigerator in handy, space-saving triangle; and ample bedroom with two large closets. The back entrance serves both units handily.

Complete plans, specifications, lumber and mill list . . . \$17.50

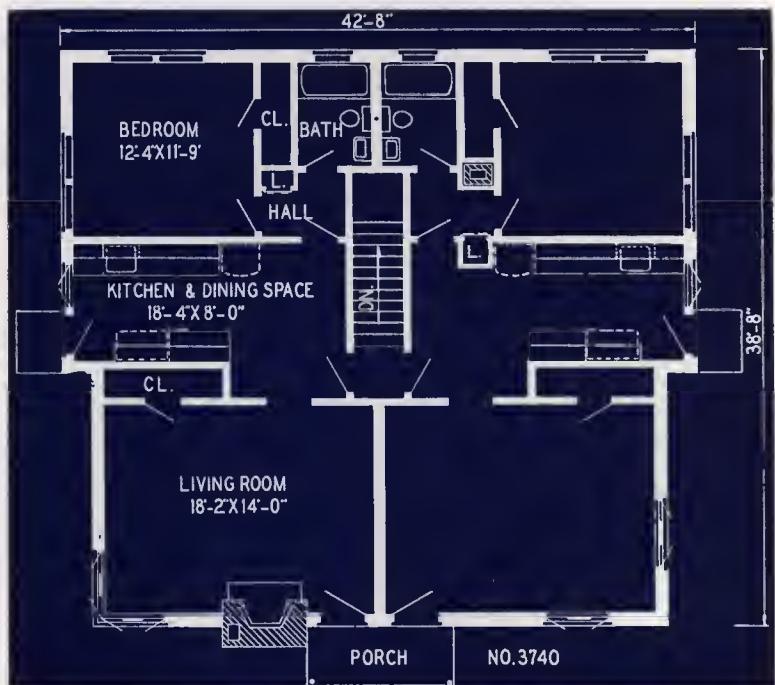
Duplicate sets with original order. Per set . . . . . \$5.00



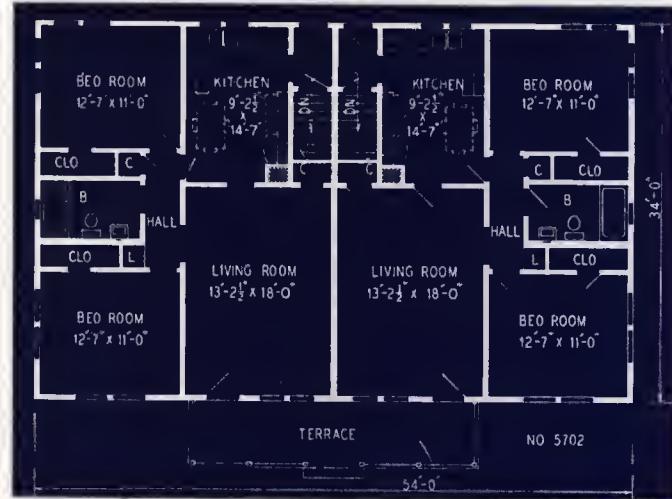
No. 3740 — Heated arguments have been waged among designers as to whether or not fireplaces in modern homes justified their added costs and bother, even admitting that most people feel they contribute immeasurably toward increasing the livability of a room. So here the designers have compromised by offering two units in a duplex which are similar save for the fireplace in one.

Complete plans as shown or reversed, specifications, lumber and mill list . . . \$20.00

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No. 5702—This beautiful duplex has the long low ranch house appearance. The plan shows a large living room, a combination kitchen and dinette, two fine bedrooms, bath and closets for each side. In the basement are recreation rooms, lavatories, furnace, laundry, and storage spaces. The construction is frame with sided exterior. The foundation is concrete and the roof may be either wood or composition shingles.

Complete plans, specifications, lumber and mill list . . . . . \$20.00

Duplicate sets with original order.  
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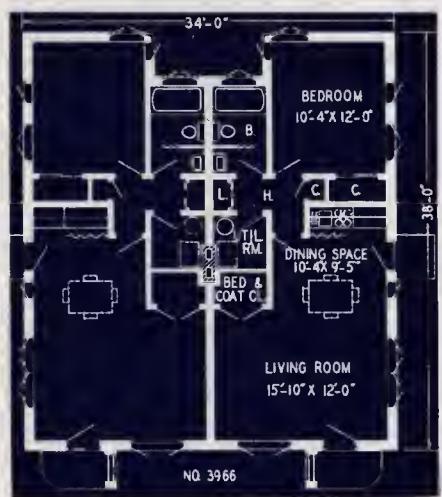
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No. 1980—At left and below—This perennially popular duplex has the appearance of a single residence. Two-bedroom efficiency is made possible in the right-hand unit by the design of the combination dressing room and bed closet opening from the living room.

Complete plans as shown or reversed, specifications, lumber and mill list . . . \$17.50

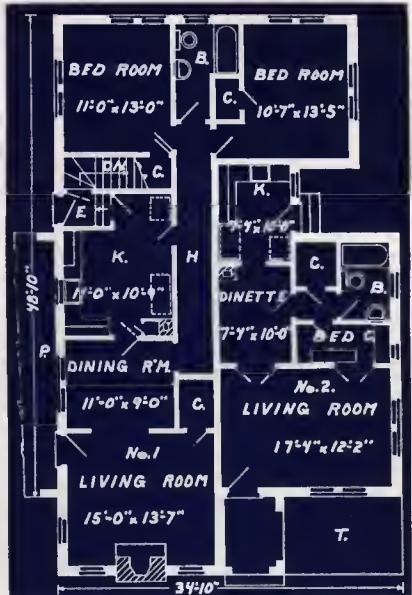
Duplicate sets with original order. Per set . . . \$5.00

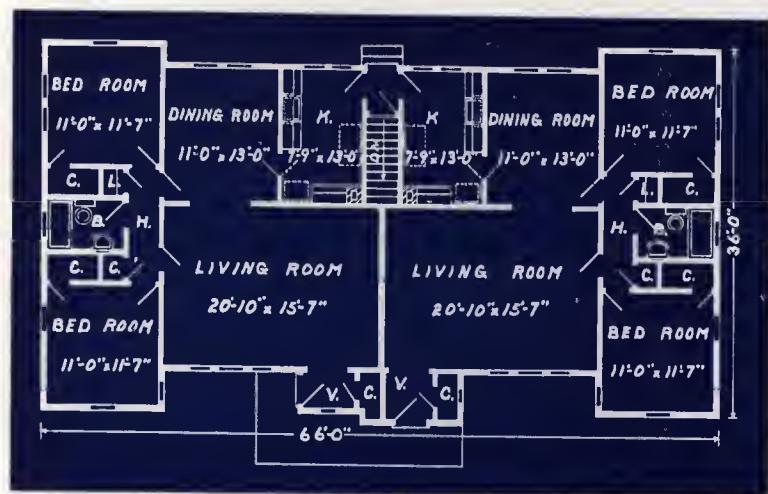


No. 3966—Below and at left—Maximum conveniences despite minimum size is characteristic of this duplex. The curtain partitioning the bath will help to relieve the morning rush of getting dressed for work or school. Sliding doors are specified where practical to add to usable floor space.

Complete plans, specifications, lumber and mill list . . . \$17.50

Duplicate sets with original order. Per set . . . \$5.00





No. 5310 — A very beautiful duplex cottage. The construction is frame with wide siding on the exterior. Each side consists of five fine large rooms, bath closets and a full basement.

Complete plans, specifications, lumber and mill list . . . \$17.50

Duplicate sets with original order. Per set . . . . . \$5.00

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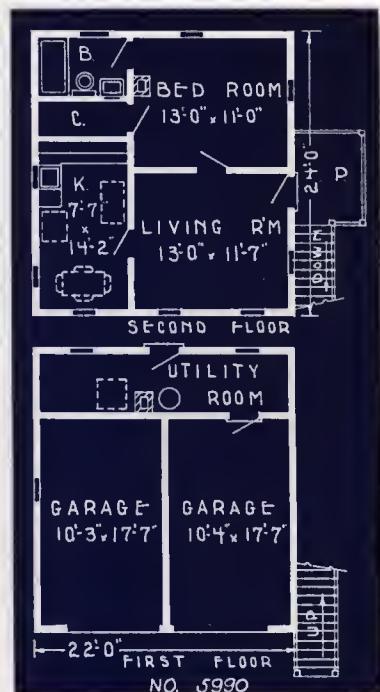


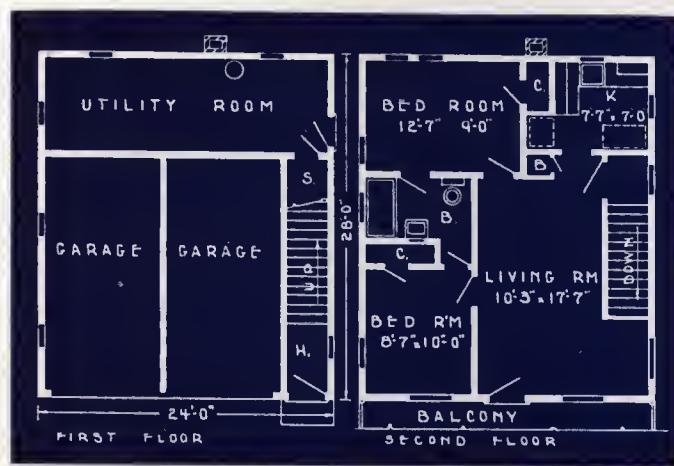
No. 5990—This double garage with an apartment above is very attractive and having a utility room makes it practical for any locality. The second floor shows three excellent rooms, bath and large closets. The built-in cupboards are equal to those in many houses.

Complete plans as shown or reversed, specifications, lumber and mill list . . . . . \$17.50

Duplicate sets with original order. Per set . . . . . 5.00

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No. 6160—This lovely garage apartment is quite as serviceable and convenient as many homes. The plan shows a large living room, kitchen, two bedrooms, bath and closets. On the first floor are two garages, a large utility room and closet.

Complete plans as shown or reversed,  
specifications, lumber and mill list . . . . . \$17.50

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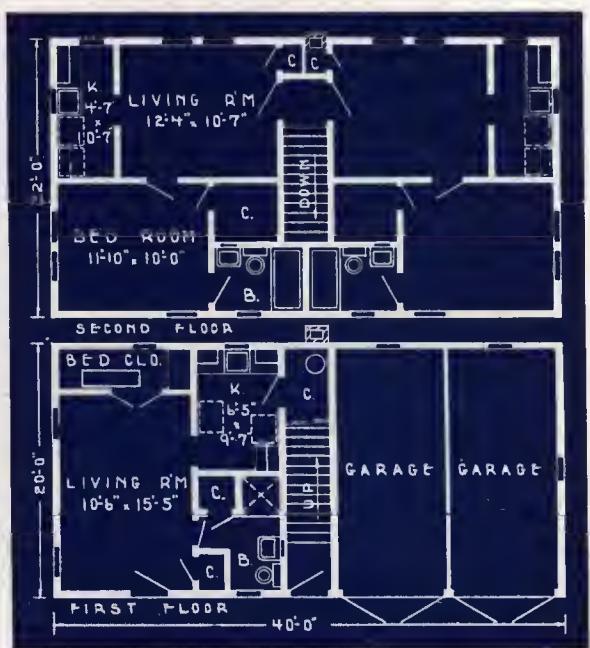


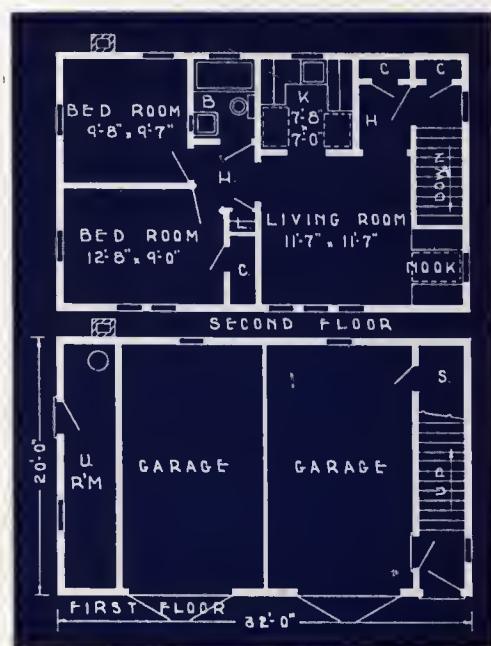
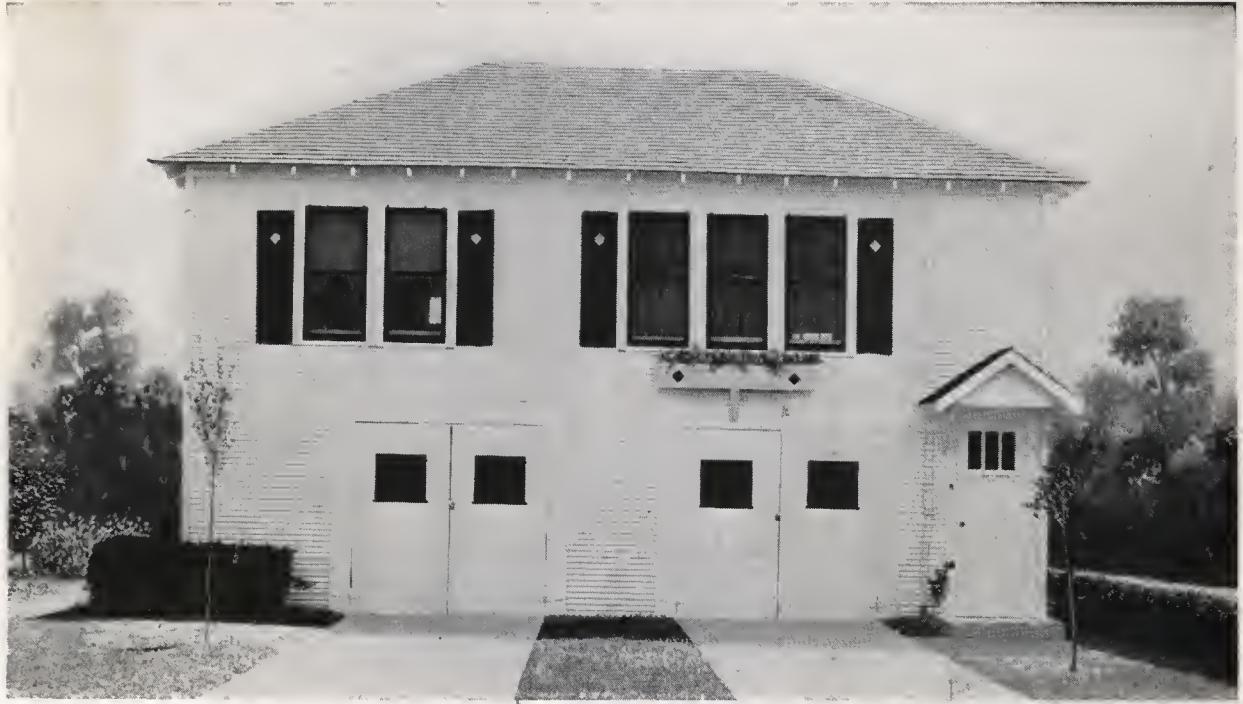
No. 6010—Three apartments and two garages are shown for this attractive garage apartment. The first floor apartment has a large living room with a bed closet, kitchen, bath and closets. Each apartment on the second floor has a living room, kitchen, bedroom, bath and a very large closet.

Complete plans as shown or reversed, specifications, lumber and mill list . . . \$17.50

Duplicate sets with original order.  
Per set . . . . . \$5.00

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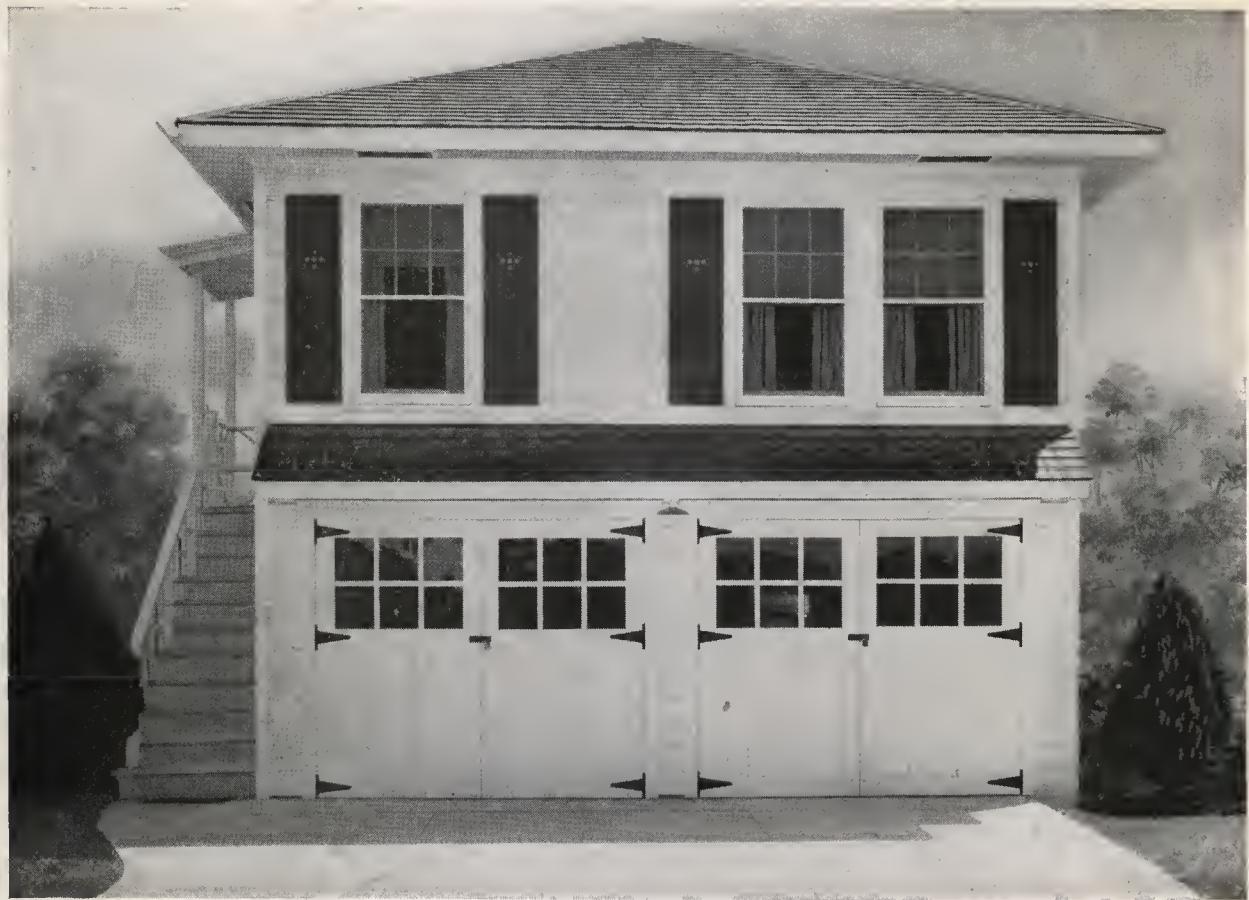


No. 6115—The plan of this excellent garage apartment shows a living room with a dining nook, kitchen, two bedrooms, bath and closets. On the first floor are two large garages, utility room and storage closet.

Complete plans as shown or reversed, specifications, lumber and mill list . . . . \$17.50

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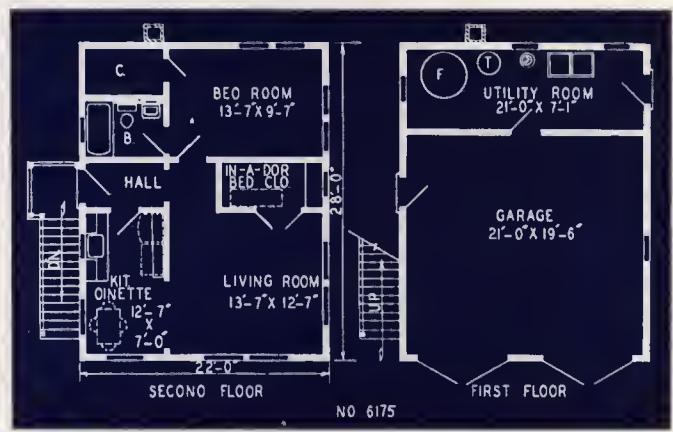
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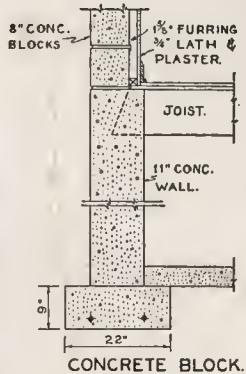
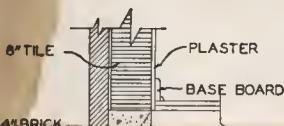
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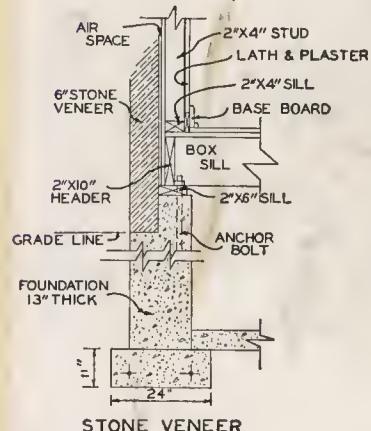
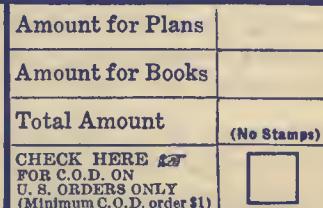
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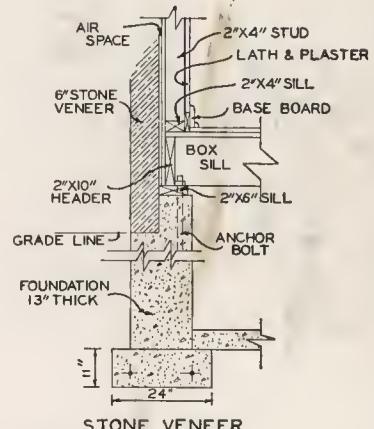
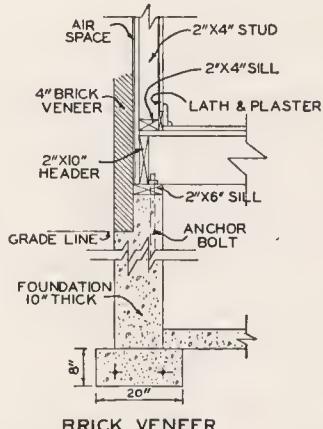
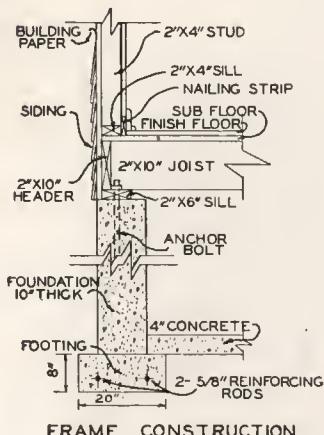
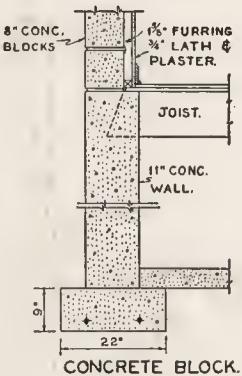
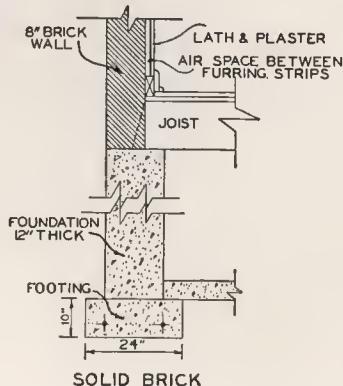
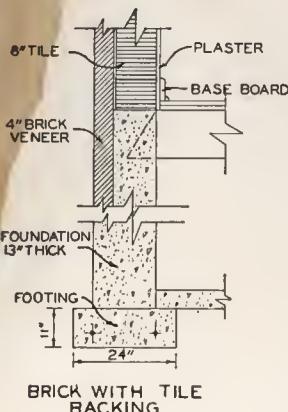
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Residence plans presented in this book are stock plans covering the construction of homes shown by photos and floor plan diagrams.

While it is impractical for us to change our tracings to show alterations, minor changes in design and material substitutions can be handled by any competent builder who is familiar with various types of construction, without going to the expense of making up special plans or supplements.

Let's assume, for example, that plans on the home you want to build, specify frame construction instead of brick veneer, for exterior walls. A brick veneer wall is made by applying one course of brick to the outside of a frame wall, instead of wood siding. Typical sections of both frame and brick veneer walls, are included in the above drawings. The drawings show the foundation walls are the same thickness, but since the brick is on the outside of the frame the foundation should be set out the thickness of the brick, all around, in order to provide a base for the veneer. Perhaps you would like to add an extra window to the living room, dormer to an upstairs room, or move the partition between the kitchen and dining room to increase the size of the kitchen.

Such changes are simple to handle, and may be added to the stock plans by the builder, using a colored pencil, and will serve as a guide to the carpenters on the job.

Filling in blank spaces in the SPECIFICATION AND CONTRACT FORM which accompanies each set of plans, will serve as a written confirmation of all verbal understandings, notations on plans required to meet local ordinances, minor alterations, etc., between owner and builder, and will form the legal basis upon which their relationship is established.

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